

22 WHINFIELD, LARNE, BT40 2LD

PRICE: OFFERS AROUND £299,950

VIEWING: Through Office 02828 279921



- **Beautifully presented detached property with superb elevated views**
 - **Oil fired central heating/ PVC double glazing.**
 - **Lounge with marble fireplace**
 - **Dining Room**
 - **Further family room**
 - **Kitchen with breakfast area and double doors leading onto balcony**
 - **Utility room**
 - **Four bedrooms (two ensuite)**
 - **Bathroom with white suite**
 - **Detached Garage**
 - **Tiered garden with raised decking and patio areas**
 - **Exceptional views towards the sea and across the Scottish coastline**
- **Excellent location close to all local amenities and easy access to the coast, Cairndhu golf club and Carnfunnock Country Park.**

57 MAIN STREET, LARNE BT40 1JE | TEL: 028 2827 9921 | Fax: 028 2827 7349

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Lower Level

ENTRANCE HALL:

Spacious entrance hall with Laminate wood flooring and recessed lighting

Ground Floor

LOUNGE: 18' 0" x 15' 0" (5.49m x 4.57m)

Feature marble fireplace with electric inset. Exceptional panoramic views from wall to wall windows overlooking Larne and across the coastline to both islandmagee and Drainsbay.

DINING ROOM: 14' 7" x 9' 1" (4.44m x 2.77m)

FAMILY ROOM: 12' 0" x 11' 10" (3.66m x 3.61m)

KITCHEN: 18' 5" x 10' 7" (5.61m x 3.23m)

Excellent range of high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Five ring ceramic hob, electric oven. Stainless steel splash back with canopy extractor fan. Space for fridge freezer. integrated dishwasher. Wine rack. Breakfast bar area. Tiled flooring. Double doors leading to balcony with exceptional views.

UTILITY ROOM: 8' 10" x 8' 0" (2.69m x 2.44m)

Stainless steel sink unit. Space for washing machine and tumble dryer. Cloaks hanging space. Tiled flooring.

CLOAKROOM:

White suite comprising low flush WC and pedestal wash hand basin. Tiled flooring and part tiled walls.

Lower Level

HALLWAY:

Spacious hallway with storage cupboard

BEDROOM (1): 18' 5" x 10' 7" (5.61m x 3.23m)

ENSUITE SHOWER ROOM:

White suite with low flush wc, pedestal wash hand basin and separate shower cubicle with thermostatically controlled shower. Tiled flooring and part tiled walls.

BEDROOM (2): 15' 0" x 11' 4" (4.57m x 3.45m)

ENSUITE SHOWER ROOM:

White suite with low flush wc, pedestal wash hand basin and separate shower cubicle with thermostatically controlled shower. Tiled flooring and part tiled walls.

DRESSING ROOM: 8' 0" x 8' 0" (2.44m x 2.44m)
currently used as an art studio / study

BEDROOM (3): 12' 0" x 12' 0" (3.66m x 3.66m)
Built in robes with ample storage

BEDROOM (4): 9' 10" x 9' 8" (3m x 2.95m)

Built in robes

BATHROOM:

White suite with low flush wc, pedestal wash hand basin and corner bath with telephone style mixer shower attachment. Tiled flooring and part tiled walls.

Outside

DETACHED GARAGE: 19' 9" x 19' 7" (6.02m x 5.97m)

Tarmac driveway to front of property leading to garage with turning point. Ample parking. Fully enclosed rear garden with raised patio and decking area with exceptional views. Landscaped stepped garden to lower decking area also.



	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	58	68
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



IMPORTANT NOTICE TO PURCHASERS:-

We have not tested any systems or appliances at this property.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or other wise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Hunter Campbell nor any person in it's employ has any authority to make or give, any representation or warranty whatever in relation to this property.