

1 Fox Lodge, Dunadry, Antrim, BT41 4RN



PRICE Offers Over £394,950

This is an incredibly rare opportunity to purchase a beautifully presented and spacious five bedroom detached house with integral garage occupying a prime site within this exclusive cul-d-sac and benefiting from excellent sun orientation and superb views over open countryside. Finished to an exceptionally high standard both inside and out, this superb home extends to just over 2,000 sq.ft. to include a large kitchen with informal dining area plus generous lounge with multifuel stove and five bedrooms to the first floor (two of which are currently used as a home gym), One of which has a large well appointed ensuite shower room.

With quality features to numerous to list, this property can only be properly appreciated following full internal inspection.

Early viewing highly recommended.

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Ballyclare
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9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Spacious entrance hall with solid wood floor / Large cloakroom leading to integral garage and separate ground floor W/C
- Lounge with feature multi fuel stove and solid wood floor / Dual aspect windows
- Fully fitted Kitchen with informal dining area
- Full range of cream coloured contemporary style high and low level units / Matching kitchen island with integrated hob / Polished granite work surfaces / Integrated oven and dishwasher
- Utility room with matching high and low level units
- Five well proportioned bedrooms / Master with en-suite and two with integrated storage
- Luxury four piece bathroom suite with free-standing double ended bath and fully tiled shower enclosure
- Solid Oak internal doors, skirting and architraves
- PVC double glazed windows / Oil-fired central heating / Beam central vacuum system / Security alarm
- Tarmac drive with space for up to five cars leading to integral garage

ACCOMMODATION

PVC double glazed windows and Solid Oak internal doors, skirting and architraves throughout.

ACCOMMODATION

Large tarmac drive with space for up to five cars. Twin outside lights. Mixed stone bedding, Paved pathway to rear.

ENTRANCE HALL

Eight Panel solid wood door with side lights too; Large welcoming entrance hall with solid oak flooring. Staircase to first floor with moulded handrail and turned balustrading. Alarm system. Under stairs storage, cupboard. Walk in cloaks cupboard leading to garage. Double radiator.

LIVING ROOM

14'11" x 13'0" (4.551m x 3.982m)

Solid oak flooring. Hatched blinds. Feature 'AER' multifuel stove with slate hearth and 'MDF' mantle. Two double radiators

KITCHEN / INFORMAL DINING

21'6" x 17'2" (at max) (6.578m x 5.242m (at max))

Fully fitted range of cream 'contemporary' style high and low level kitchen units with stainless steel handles, polished granite worktops and splash back stands, Integrated one and three quarter bowl granite sink unit with stainless steel mixer tap and shower attachment. Matching kitchen island with additional storage, electrics, seating and four and a half ring halogen hob with part glass, part stainless steel over head extractor fan. Other integrated appliances to include a dish washer and mid level combination oven and grill. Space for American style fridge freezer and mid level combination oven and grill. Space for American style fridge freezer. Over counting lighting. Low voltage down lights. Fully tiled floor. "Beam" vacuum point. Solid wood eight panel door with side lights to side. Two double radiators.

UTILITY ROOM

Large utility room with a full range of matching high end low level kitchen units and contrasting work tops. Single drainer stainless steel sink unit with chrome mixer tap. Space for washing machine and tumble dryer. Fully tiled floor. Alarm keypad. Single radiator. PVC double glazed door to rear.

GROUND FLOOR WC

Modern white suite comprising a low flush push button WC and a corner pedestal wash hand basin with 'Monobloc' chrome mixer tap. Fully tiled floor. Single radiator.

FIRST FLOOR LANDING

Access to mostly floored loft with a pull down 'Slingsby' ladder with lighting. Large hot press with pressurized cylinder, shelving and clothing rails. "Beam" vacuum points. Solid oak flooring. Two single radiators.

MASTER BEDROOM

15'2" x 11'5" (4.630 x 3.496)

Integrated storage with sliding mirror doors. "Beam" vacuum point. Double radiator.

EN-SUITE

Modern white suite comprising a large wall to wall mains shower with partially glazed sliding door and fully tiled splashback. Wall mounted wash hand basin with "monobloc" chrome mixer taps, tiled splash back and integrated glass shelf below. Low flush push button WC. Low voltage down lights. Extractor fan. Single radiator with towel rail.

BEDROOM 2

10'11" x 10'9" (3.347 x 3.299)

Two integrated storage units with sliding glass doors. Dual aspect windows with views over the surrounding countryside. Single radiator.

BEDROOM 3

11'5" x 9'0" (3.505 x 2.747)

(at max) Single radiator.

BEDROOM 4

12'7" x 11'3" (3.857 x 3.431)

Dual aspect windows with views into local woodland. Single radiator.

BEDROOM 5

9'10" x 9'7" (3.009 x 2.972)

Solid oak flooring. Single radiator.

BATHROOM

11'3" x 9'1" (3.447 x 2.771)

Large luxury family bathroom comprising a free standing double ended bath with free standing chrome mixer tap and shower attachment. Corner enclosed mains shower unit with "Drench" shower head, secondary attachment, fully tiled shower cubicle and partially glazed sliding door. Pedestal wash hand basin with "monobloc" chrome mixer tap. Low flush push button WC. Low voltage down lights. Extractor fan. Fully tiled floors and partially tiled walls. Chrome towel radiator and additional double radiator.

INTEGRAL GARAGE

20'5" x 10'9" (6.244 x 3.299)

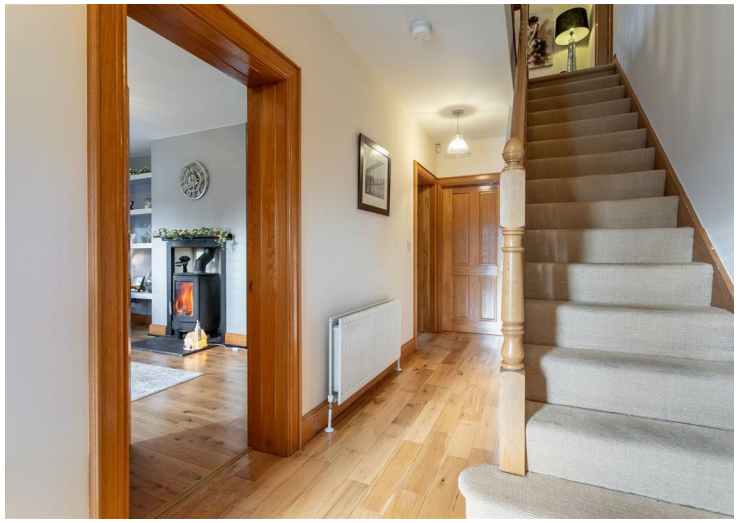
Electrically operated roller door. Integrated shelving. Electrics and lighting.

OUTSIDE REAR

Large paved patio. Enclosed PVC oil tank. Neat lawn. Outside tap and light.

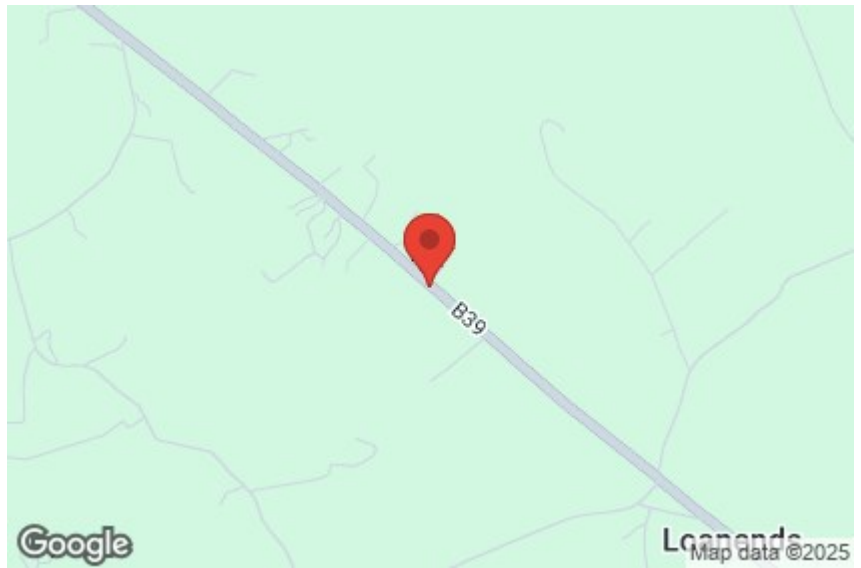
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		67	69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland	EU Directive 2002/91/EC		



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