



11B Ross Lane, Kells, BT42 3NB

- Impressive Detached Family Home
- Kitchen With Informal Dining Area
- Utility Room; Furnished Cloakroom
- Oil Heating; PVC Double Glazing
- Detached Double Garage
- Four Bedroom; Three+ Reception
- Luxury Fitted Kitchen
- Deluxe Family Bathroom; En Suite Shower Room
- Generous Sized Private Driveway
- Gardens Finished Mainly In Lawn

Offers Over **£399,950**

EPC Rating B





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, triple glazed front door. Tiled floor. Stairwell to first floor.

LOUNGE 16'4" x 14'8"

Open fire in cast iron fireplace with slate tiled hearth and limestone surround. Rural views to front elevation.

FAMILY ROOM 14'8" x 11'8"

Tiled floor. Rural views to front elevation.

SUN LOUNGE 15'8" x 11'8"

Tiled inglenook style recess with cast iron, wood burning stove on slate hearth with granite surround. Dual aspect windows. Elevated rural views to front and rear elevation. Tiled floor. Open arch to:

KITCHEN THROUGH DINING ROOM 30'1" x 15'4" (wps)

Luxury fitted kitchen with comprehensive range of high and low level storage units with contrasting, solid quartz work surface. Fitted breakfast bar unit. Inlaid, stainless steel 1.5 bowl sink unit. Space for range style oven with extractor hood over. Space for American style fridge freezer. Integrated dishwasher. Solid quartz upstands to walls. Glass fronted display cabinet. Tiled floor. Access to under stairs store. PVC double glazed French doors leading to rear garden.



UTILITY ROOM 7'9" x 7'1"

Range of fitted high and low level storage units with contrasting quartz effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Upstands to walls to match work surface. Tiled floor. PVC double glazed door to driveway.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising pedestal wash hand basin and WC. Half panelling to walls. Tiled floor.

FIRST FLOOR

LANDING

Half panelling to walls. Rural views to front elevation. Access to hot press and roof space.

PRINCIPAL BEDROOM 14'11" x 11'8" (wps)

Rural views to front elevation. Range of fitted wardrobes.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator.

BEDROOM 2 15'2" x 12'9" (wps)

Wall to wall fitted wardrobes. Rural views to rear elevation.

BEDROOM 3 14'9" x 11'9"

Rural views to front elevation.

BEDROOM 4 14'9" x 9'10"

Rural views to rear elevation.

DELUXE FULLY TILED FAMILY BATHROOM

Contemporary, white, four piece suite comprising central mounted bath, separate oversized shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Illuminated mirror over sink.

EXTERNAL

Double gates leading to generous sized, private driveway area finished in tarmac.

Front and side gardens finished in lawn.

Slate clad entrance porch.

External lighting.

Seamless aluminium guttering.

Rear garden finished in lawn and paved patio area.

Outside tap.

PVC oil storage tank.

Electric car charging point.

MATCHING DETACHED DOUBLE GARAGE 21'7" x 19'8"

Twin, PVC coated, roller shutter doors. Separate, PVC double glazed service door. Power, light and storage to roof space area. Oil fired central heating boiler.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Immaculately presented, four bedroom/three+ reception, family detached home, with matching detached double garage, occupying a generous sized site with open aspect front and rear, situated off the Doagh Road, Kells, Ballymena.

The property comprises entrance hall, lounge, family room, sun lounge, kitchen through dining room, luxury fitted kitchen, utility room, furnished cloakroom, four well-proportioned double bedrooms, to include principal en suite, and separate deluxe fully tiled family bathroom, with contemporary suite.

Externally, the property enjoys private driveway finished in tarmac, and garden area to front, side and rear, finished mainly in lawn.

Other attributes include oil heating and PVC double glazing.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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