



25 Clover Brook, Larne, BT40 2UP

- Detached Family Home
- Lounge; Wood Burning Stove
- Family Bathroom With Four Piece Suite
- Utility Room; Furnished Cloakroom
- Gardens Front, Side And Rear
- Four Bedrooms; Principal With En Suite
- Luxury Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Private Driveway
- Convenient Location; Immaculately Presented

Offers Over £245,000

EPC Rating B



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## PROPERTY DESCRIPTION

### ACCOMMODATION

### ENTRANCE HALL

Hardwood, panelled front door with double glazed side screens and fanlight over. Tiled floor. Stairwell to first floor. Access to under stairs store.

### FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

### LOUNGE 16'10" x 16'6"

Dual aspect windows. Rural views. Stone clad inglenook recess with cast iron, wood burning stove on granite hearth. Wood laminate floor covering.





## **KITCHEN THROUGH DINING ROOM 18'11" x 12'0"**

Luxury fitted kitchen with range of high and low level storage units with solid Quartz work surface. Inlaid 1.5 bowl, colour coded sink unit. Integrated, touch screen ceramic hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Solid Quartz splashback and upstands to walls. Dual aspect windows. Tiled floor. PVC double glazed French doors to rear garden.

## **UTILITY ROOM 8'2" x 6'3"**

Range of fitted storage units with contrasting, stone effect melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor. PVC double glazed door to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to shelved store. Access via slingsby style ladder to partially floored roof space.

### **PRINCIPAL BEDROOM 13'9" x 11'10"**

Built in wardrobe. Rural views.

### **DELUXE EN SUITE SHOWER ROOM**

Contemporary, white three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head. Splashback tiling to sink. Tiled floor.

### **BEDROOM 2 11'10" x 9'2"**

Dual aspect windows.

### **BEDROOM 3 8'3" x 7'9"**

### **BEDROOM 4 10'0" x 8'2" (wps)**

Rural view to front elevation. Built in wardrobe.

### **FAMILY BATHROOM**

Contemporary, white four piece suite comprising panelled corner bath, separate fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head. Splashback tiling to walls. Towel radiator. Tiled floor.

### **EXTERNAL**

Private driveway finished in stone.

Front and side garden finished in lawn and range of shrubs.

External lighting.

PVC fascia.

Fully enclosed rear garden, finished in lawn and brick pavior patio area.

Outside tap.

External power points.





## 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 detached family home with private driveway and gardens front, side and rear, conveniently located within the recently constructed Clover Brook development, Millbrook, Larne.*

*The property comprises entrance hall, furnished cloakroom, lounge with cast iron wood burning stove, kitchen through dining room with luxury fitted kitchen, separate utility room, four well proportioned first floor bedrooms, to include principal bedroom with deluxe en suite shower room, and family bathroom with contemporary, white four piece suite.*


*Externally the property enjoys private driveway finished in stone, front and side gardens finished in lawn and range of shrubs, and fully enclosed rear garden, finished in lawn and brick pavior patio area.*

*Other attributes include gas fired central heating, PVC double glazing, and convenient location.*

*Early viewing strongly recommended to avoid disappointment.*



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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 and 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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