



FOR SALE

## 2 Fox Lodge

Dunadry, Antrim, BT41 4RN

Offers over £435,000



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Nest Estate Agents are thrilled to bring to the market this incredible four bedroom detached family home, occupying a generous site within the highly sought after Fox lodge development within Dunadry.

This property offers excellent family accommodation, boasting three reception rooms, family kitchen with informal dining, utility, four bedrooms (master with ensuite), family bathroom, additional storage and integral garage. This property has been well maintained by the current home owners, finished to a high standard throughout this home will be sure to appeal to a range of buyers. Externally the property enjoys a large site with a private driveway, off road parking for 3 cars and a spacious private rear garden with integral garage.

Other attributes include oil fired central heating, bison precast flooring and uPVC double glazed windows throughout. This is a rare opportunity to purchase a stylish property that will be sure to tick all the boxes for growing families, offering the perfect blend of space, comfort and practicality. Nestled between Templepatrick and Muckamore, providing a peaceful rural setting while remaining close to local amenities. We anticipate this property will appeal to a range of buyers and early viewing is highly recommended. Contact Nest to arrange a viewing on 028 9343 8090

## HALLWAY

20'2" x 7'11" (6.15m x 2.41m)

Hardwood external door. Engineered wood flooring.

## STORAGE

3'11" x 1'4" (1.19m x 0.41m)

## LIVING ROOM

14'8" x 15'9" (4.47m x 4.80m)

Multi-fuel burning stove, tiled hearth and oak surround. Engineered wood flooring. uPVC windows.

## FAMILY ROOM

15'9" x 11'9" (4.80m x 3.58m)

Feature gas fire with marble surround. Wood flooring. uPVC double glazing. Oak French doors with glazed insets leading to kitchen.

## KITCHEN

34'1" x 11'11" (10.39m x 3.63m)

Shaker style fitted kitchen with a range of high and low level units, contrasting formica worktop. Partially subway tiled splashback. Stainless steel 1.5 bowl sink unit with drainer and mixer tap. Mosaic splashback. Integrated eye level double oven. Stainless steel extractor fan. Ceramic tiled flooring. Integrated dishwasher. Space for American style freezer.

## UTILITY

9'8" x 6'2" (2.95m x 1.88m)

Ceramic tiled flooring. Plumbed for washing machine. uPVC external rear door leading to rear garden.

## TOILET

2'11" x 6'2" (0.89m x 1.88m)

Ceramic tiled flooring. Pedestal sink with chrome mixer tap. Low flush w/c. Tiled splashback.

## SUN ROOM

12'11" x 15' (3.94m x 4.57m)

Ceramic tiled flooring. uPVC french doors leading to rear patio area.

## BEDROOM 1

11'9" x 15'9" (3.58m x 4.80m)

## ENSUITE

8'7" x 9'8" (2.62m x 2.95m)

Ceramic tiled flooring. Enclosed shower unit. Chrome towel radiator. Low flush w/c. Pedestal sink with chrome mixer tap.

Tel: 02893438090

## BEDROOM 2

11'9" x 15'9" (3.58m x 4.80m)

## BEDROOM 3

11'9" x 12'3" (3.58m x 3.73m)

## DRESSING ROOM

11'4" x 13' (3.45m x 3.96m)

Built in shelving units with additional clothing rails.

## BEDROOM 4

11'9" x 12'3" (3.58m x 3.73m)

## BATHROOM

8'3" x 9'8" (2.51m x 2.95m)

Ceramic tiled flooring. Tiled walls with mosaic border. Chrome enclosed shower unit. Panelled bath with chrome mixer taps. Low flush w/c.

## LANDING

11'10" x 9'8" (3.61m x 2.95m)

## STORAGE

6'2" x 2'10" (1.88m x 0.86m)

## GARAGE

13' x 16'2" (3.96m x 4.93m)

Oil boiler. Power and light. Electric roller door. Beam vacuum system.

## OUTSIDE

Private driveway finished in tarmac with off road parking for 3 cars. Front garden laid in lawn with mature shrubbery for extra privacy. Extensive private gardens to the rear, finished in lawn with additional patio area, surrounded with wooden privacy fencing and mature trees. Low level stone boundary wall. Outside light. Oil tank concealed by hedging. Stunning views with peaceful surroundings, overlooking the six mile river.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



### Road Map



### Hybrid Map



### Terrain Map



### Floor Plan

## 2 Fox Lodge, Dunadry



Ground Floor



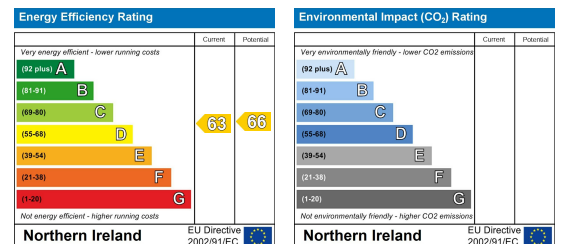
First Floor



### Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.