COLIN GRAHAM RESIDENTIAL

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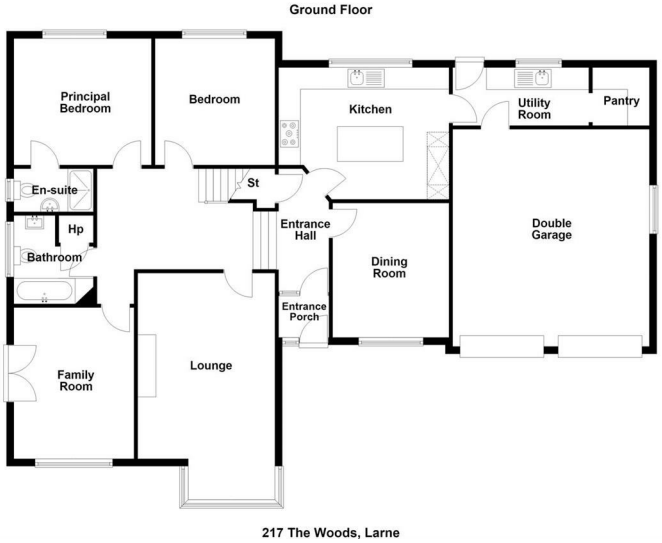
217 The Woods, Larne, BT40 1BD

- Deceptively Spacious Family Home
- Kitchen With Informal Dining Area
- Bathroom; Shower Room; En Suite
- Generous Sized Private Driveway
- Large, Fully Enclosed Rear Garden
- Five Bedroom/Three+ Reception
- Utility Room; Walk In Pantry
- Oil Heating; Solar; PVC Double Glazing
- Integral Double Garage
- Immaculately Presented Throughout

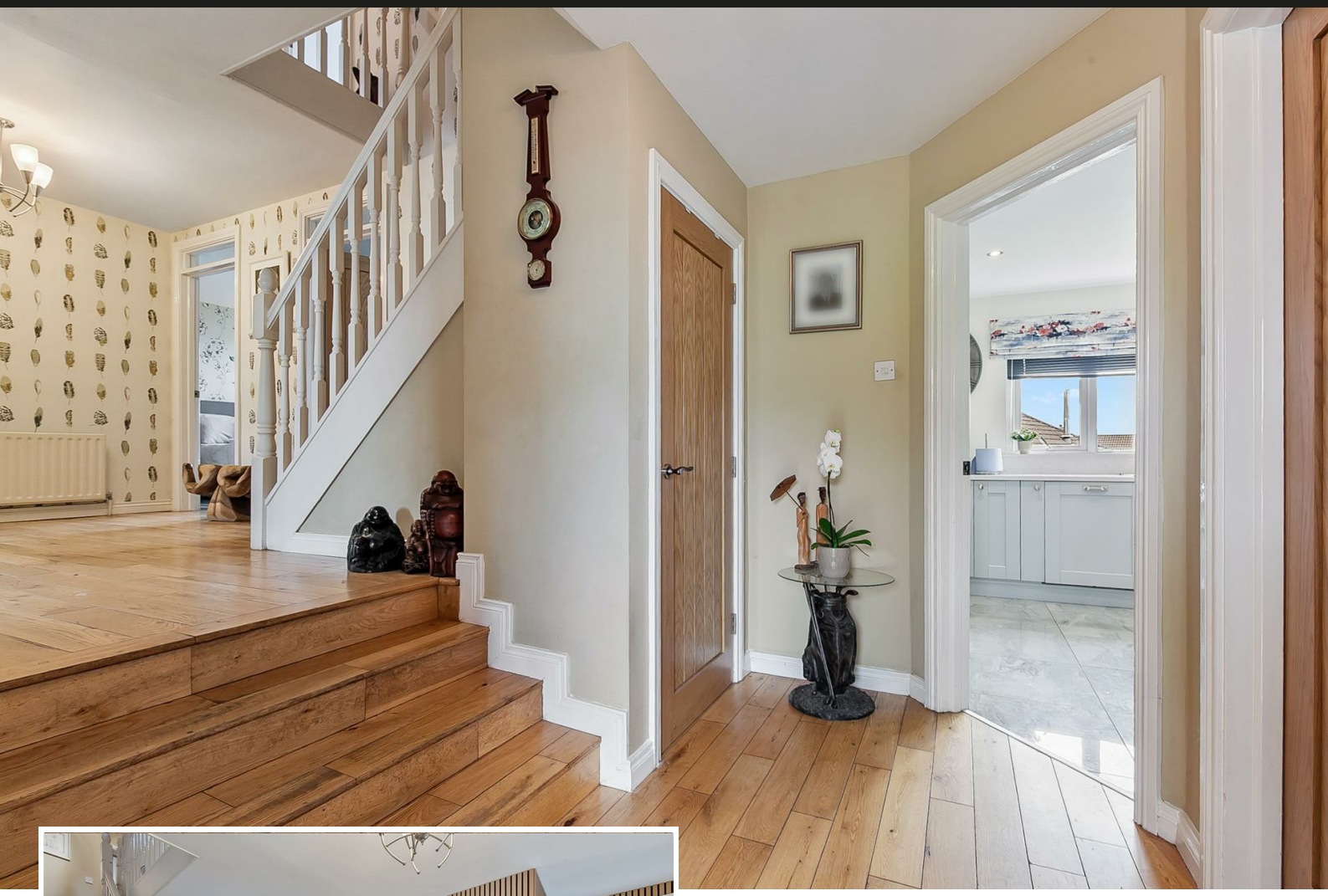
Offers Over £365,000

EPC Rating C





217 The Woods, Larne, BT40 1BD





PROPERTY DESCRIPTION

ACCOMMODATION

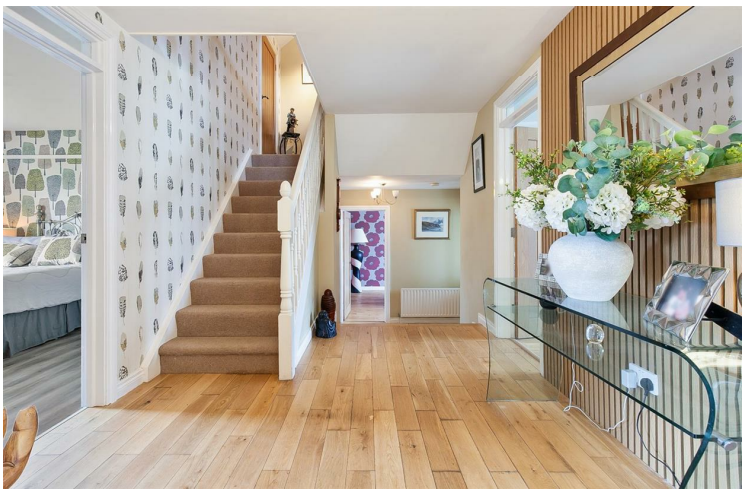
ENTRANCE PORCH
Composite double glazed front door with PVC double glazed side screen. Timber flooring. Glass panelled door with matching side screen leading to entrance hall.

ENTRANCE HALL
Timber flooring. Stairwell to first floor. Access to under stairs store. Timber clad feature wall.

LOUNGE 20'9" x 12'4" (wps)
Box bay window to front elevation. Open fire in cast iron fireplace with tiled inset, granite hearth and contrasting timber surround. Timber flooring.

FAMILY ROOM 13'7" x 10'9"
Timber clad feature wall. Tiled floor. PVC double glazed French doors leading to side garden.

DINING ROOM 12'2" x 10'5"
Timber flooring.







KITCHEN WITH INFORMAL DINING AREA 15'4" x 11'10"

Luxury fitted kitchen with range of high and low level fitted storage units with contrasting solid quartz worktop. Matching island unit with breakfast bar area. Inlaid stainless steel sink unit. Space for range style oven with solid quartz splashback and extractor hood over. Space for American style fridge freezer. Integrated microwave oven and dishwasher. Built in wine rack. Solid quartz upstands to walls. Tiled floor.

UTILITY ROOM 12'2" x 5'2"

Range of low level fitted storage units with contrasting solid quartz worktop. Inlaid stainless steel sink unit. Plumbed and space for washing machine. Space for tumble dryer. Solid quartz upstands to walls and window cill. Tiled floor. Open arch to:

SHELVED PANTRY

Fitted low level storage units with contrasting solid quartz worktop. Tiled floor. Access to integral garage. PVC double glazed door leading to rear garden.

PRINCIPAL BEDROOM 12'4" x 11'4"

EN SUITE SHOWER ROOM

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

BEDROOM 2 11'4" x 10'9"

DELUXE BATHROOM

Contemporary, white three piece suite comprising panelled bath, vanity unit and WC. Half tiling to walls. Chrome towel radiator. Access to hot press.

FIRST FLOOR

LANDING

Access to store and under eaves storage.

BEDROOM 3 22'11" x 13'3"

Currently utilised as games room. Wood laminate floor covering. Access to under eaves storage.

BEDROOM 4 11'7" x 11'4" (wps)

Coastal view to side elevation. Fitted wardrobes in mirror panelled sliding doors.

BEDROOM 5 16'7" x 11'7" (wps)

Currently utilised as home office. Access to under eaves storage.

FULLY TILED SHOWER ROOM

Contemporary, white three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Electric shower. Chrome towel radiator.

EXTERNAL

Generous sized private driveway finished in tarmac.
Front garden finished in lawn and range of plants, trees and shrubbery.
Brick pavior entrance porch area.
External lighting.
PVC soffits, fascia and rainwater goods.
Large fully enclosed side and rear garden finished in lawn, paving and timber decking.
Outside tap.
PVC oil storage tank.

INTEGRAL DOUBLE GARAGE 19'6" x 17'8"

PVC coated roller shutter doors. Power, light and oil fired central heating boiler.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation.





Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



Immaculately presented, deceptively spacious, five bedroom/three+ reception, detached family home, occupying a prime corner site within the well sought after The Woods development, Old Glenarm Road, Larne.

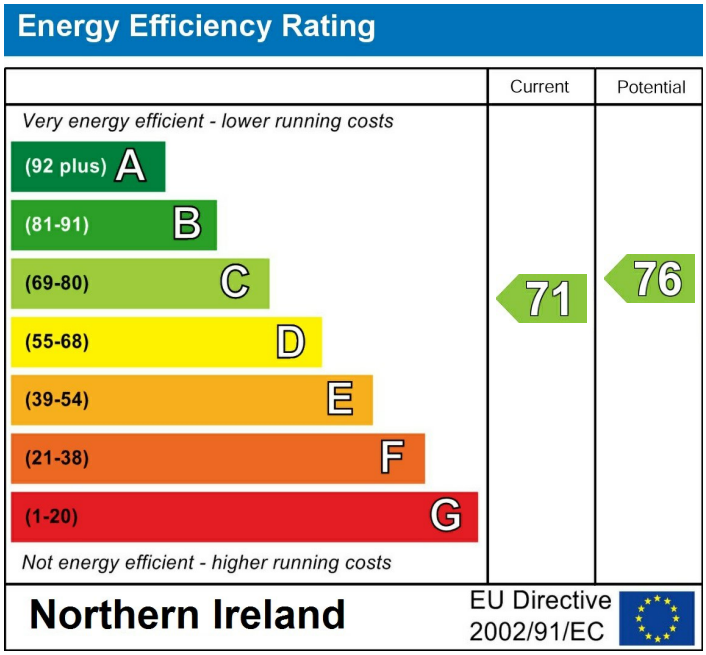
The property comprises entrance porch, entrance hall, lounge, family room, dining room, kitchen with informal dining area, utility room, walk in pantry, five well-proportioned bedrooms, to include principal en suite, family bathroom, and separate, fully tiled family shower room, both with contemporary, white sanitary ware.

Externally, the property enjoys generous sized private driveway, integral double garage, front garden, and large, private rear garden, finished in lawn, paving and timber decking.

Other attributes include oil heating, solar (owned), PVC double glazing, and coastal views.

Early interest highly recommended.





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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