



12 Dunadry Gate, Dunadry, BT41 2FW

- Recently Constructed, Detached Family Home
- Lounge; Separate Sun Lounge
- Furnished Cloakroom; Utility Room
- Composite Double Glazed Windows & Doors
- South-West Facing, Enclosed Rear Garden
- Four Bedrooms; Two With En Suite
- Luxury Kitchen Through Dining Room
- Gas Heating; Underfloor Heating To Ground Floor
- Private Driveway; Matching Detached Garage
- Immaculately Presented; Sought After Development

Offers Over £479,950

EPC Rating C



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite front door with double glazed panel inset. Parquet style tiled flooring. Stairwell leading to first floor. Access to under stairs store. Alarm panel.

#### FURNISHED CLOAKROOM 5'9" x 4'0"

Contemporary, white two piece suite comprising vanity unit with wash hand basin and WC. Tiled splashback over sink. Parquet style tiled flooring.

#### LOUNGE 21'5" x 13'10" (wps)

Composite, double glazed windows to front elevation. Cast iron, multi fuel burning stove set on slate hearth. Composite, double glazed sliding patio door leading to rear garden.

#### KITCHEN THROUGH DINING ROOM OPEN TO SUN

#### LOUNGE 28'10" x 18'1" (wps)

Luxury fitted kitchen with range of high and low level storage units with contrasting quartz work surface. Matching upstands. Inlaid stainless steel sink unit with 'Quooker' hot water tap and filtered cold water tap over. Matching breakfast bar island with integrated wine fridge and power points. Integrated four ring touch screen hob with quartz splashback and extractor canopy over. Integrated eye level oven, separate combination microwave/grill, fridge freezer and dishwasher. Parquet style flooring throughout. Composite, double glazed, dual aspect windows with matching double glazed sliding patio door leading to rear garden.



### UTILITY ROOM 5'10" x 5'6"

Range of high and low level storage units to match kitchen and contrasting melamine work surface. Stainless steel sink unit with mixer tap and draining bay. Plumbed for automatic washing machine. Space for tumble dryer. Parquet style tiled flooring. Composite, double glazed door leading to driveway. Gas fired central heating boiler (housed within matching unit).

### LANDING

Access via slingsby style ladder to partially floored roof space with light. Built in shelved hot press (pressurised system) with light and power points.

### PRINCIPAL BEDROOM 14'1" x 13'1"

Range of fitted wardrobes. Composite, double glazed windows to front elevation.

### DELUXE EN SUITE SHOWER ROOM 7'7" x 6'1"

Contemporary, white three piece suite comprising fully tiled, oversized shower enclosure, vanity unit with wash hand basin and WC. Tiled floor. Thermostat controlled mains shower unit with drench shower head over. Heated towel radiator. Floor to ceiling tiled splashback over sink. Recessed spotlights.

### GUEST BEDROOM 13'10" x 11'10" (plus built in wardrobes)

Wall to wall fitted wardrobes finished in mirrored and panelled sliding doors.

### DELUXE EN SUITE SHOWER ROOM 6'6" x 6'2"

Contemporary, white three piece suite comprising fully tiled quadrant shower enclosure, vanity unit with wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head over. Tiled floor. Chrome towel radiator. Floor to ceiling tiled splashback over sink. Recessed spotlights.

### BEDROOM 3 13'2" x 10'7" (wps)

Composite, double glazed window to front elevation.

### BEDROOM 4 11'4" x 10'7" (wps)

Range of fitted wardrobes. Composite double glazed windows to rear elevation.

### DELUXE FAMILY BATHROOM 7'8" x 7'7"

Contemporary, white four piece suite comprising freestanding oval bath with central mounted mixer tap, separate fully tiled quadrant shower enclosure, vanity unit with wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head over. Floor to ceiling tiled splashback over sink. Chrome towel radiator. Tiled floor. Recessed spotlights.

### EXTERNAL

Generous sized private driveway area finished in tarmac.

Front garden finished in lawn, shrub beds, blue slate chippings, decorative stone and brick pavior pathways.

External lighting and power points.

Outside tap.

Fully enclosed, south-west facing rear garden finished in lawn, coloured stones, paved patio area and brick pavior pathways.

Composite cladding to rear and side elevations.

PVC rainwater goods.

### MATCHING DETACHED GARAGE 17'7" x 10'3"

Remote controlled, power operated, insulated roller shutter door. Separate composite, double glazed service door to rear garden, light and power.

### 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, recently constructed, detached family home offering generous accommodation plus matching detached garage, occupying an end of cul de sac position within the well sought after Dunadry Gate development.**

**Finished to an exacting standard throughout, the property comprises entrance hall, furnished cloakroom, lounge with multi fuel burning stove, luxury fitted kitchen through dining room open to sun lounge, separate utility room, four well proportioned first floor bedrooms, to include principal and guest bedrooms with deluxe en suite shower room, and separate family bathroom with contemporary four piece suite.**

**Externally, the property enjoys generous sized private driveway area finished in tarmac, matching detached garage, front garden finished in lawn, shrub beds, blue slate chippings, and decorative stone, and fully enclosed, south-west facing rear garden finished in lawn, coloured stones, paved patio area and brick pavior pathways.**

**Other attributes include gas fired central heating, under floor heating to ground floor, composite double glazing, and convenient location.**

**Early viewing highly 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>                            |                            |           |
| (69-80) <b>C</b>                            | <b>74</b>                  | <b>74</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<br>2002/91/EC |           |

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