COLIN GRAHAM RESIDENTIAL

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17 Glenavy Road, Crumlin, BT29 4LE

- Immaculately Presented Family Detached
- Kitchen With Informal Dining Area
- Deluxe Bathroom; En Suite Shower Room
- Attached Double Garage/Studio
- Large, Detached Workshop
- Four Bedroom; Two+ Reception
- Utility Room
- Gas Heating; PVC Double Glazing
- Generous Sized Private Driveway (gated)
- Fully Landscaped Site; Convenient Location

Offers Over £495,000

EPC Rating C

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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door with PVC double glazed side screens. Herringbone style timber flooring. Timber panelled feature walls. Access to shelved cloakroom. Access to roof space.

LOUNGE 17'1" x 12'11"

Feature window to front elevation. Open fire in granite fireplace with contrasting inset and matching hearth.

FAMILY ROOM 13'5" x 12'10"

Stone clad inglenook recess with cast iron wood burning stove on tiled hearth. Herringbone style timber flooring. PVC double glazed French doors leading to patio.

KITCHEN WITH INFORMAL DINING AREA 22'8" x 16'7"

Luxury fitted high gloss kitchen with comprehensive range of high and low level storage units. Colour coded sink unit with draining bay. Integrated gas hob with glass splashback and extractor hood over. Integrated double ovens. Integrated fridge freezer and dishwasher. Integrated wine fridge. Built in wine rack. Built in draft beer tap. Marble effect worktop with matching upstands to walls. Tiled floor. PVC double glazed door with matching side screen leading to driveway.

UTILITY ROOM 15'4" x 7'10" (wps)

Range of low level fitted storage units with contrasting granite effect melamine worktop. Plumbed and space for washing machine. Space for tumble dryer. Gas fired central heating boiler. Tiled floor.

PRINCIPAL BEDROOM 13'5" x 11'3"

Timber panelled feature wall.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising oversized shower enclosure with drying area, vanity unit and WC. Electric shower. Chrome towel radiator.

BEDROOM 2 15'6" x 9'10"

BEDROOM 3 14'6" x 9'9"

BEDROOM 4 13'10" x 11'8"

DELUXE FULLY TILED FAMILY BATHROOM

Contemporary, white four piece suite comprising freestanding bath, oversized shower enclosure with drying area, vanity unit and WC. Power shower unit.

EXTERNAL

Gate access leading to generous sized private driveway finished in tarmac.
Front garden finished in lawn and wide array of mature plants, trees and shrubbery.
Tiled entrance porch.
External lighting.
PVC soffits, fascia and rainwater goods.
Electric operated gate leading to further driveway area, finished in tarmac, concrete and stone.
Outside tap.

INTEGRAL DOUBLE GARAGE

Converted to studio. Breakdown of current configuration below:

ENTRANCE / RECEPTION AREA

PVC double glazed front door with matching side screen. Wood laminate floor covering. Access to roof space. Access to store (1.68m x 1.58m). Access to:

ROOM 1 11'1" x 5'6"

LARGE DETACHED WORKSHOP 30'6" x 28'11"

Aluminium roller shutter door. Separate service door. Power and light.

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.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.

[redacted]

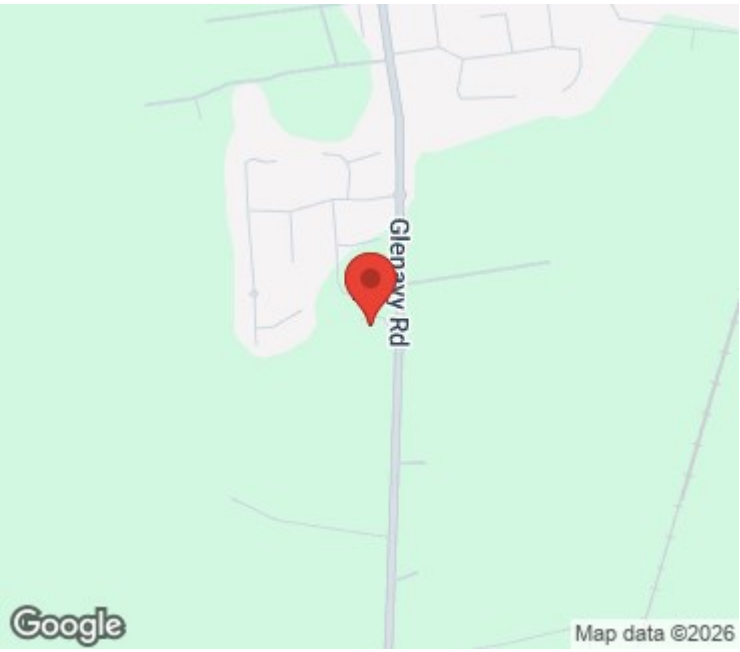
Immaculately presented, four bedroom/two+ reception, detached bungalow with attached double garage converted into a studio, plus large detached workshop, occupying a private site with open aspect to side and rear, situated on the periphery of Crumlin town.

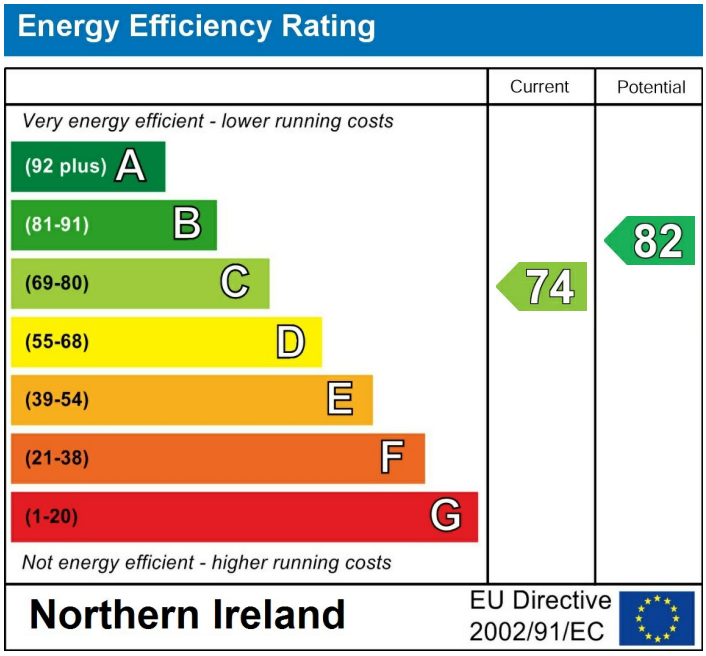
The property comprises entrance hall, lounge, family room, kitchen with informal dining area, luxury fitted kitchen, utility room, four well-proportioned double bedrooms, to include principal en suite, and separate deluxe family bathroom, with contemporary, white, four piece suite.

Externally, the property enjoys generous sized private driveway, double garage (now converted to studio but easily returned if required), detached workshop (suited to a range of uses, subject to necessary checks and approval), and front and side gardens, finished in lawn, patio area and range of mature plants, trees and shrubbery.

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

Early interest strongly 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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