



## 38 Tully Road, Nutts Corner, BT29 4SW

- Impressive Family Sized Detached Home (c.3,800 sq ft)
- Luxury Fitted Kitchen
- Utility Room; Laundry Area; Furnished Cloakroom
- Generous Sized Driveway; Electric Operated Gates
- Garden Room; Roofed Barbeque Area
- Five Bedroom; Five+ Reception
- Deluxe Bathroom; Five En Suite Shower Rooms
- Oil Heating; PVC Double Glazing
- Large Matching Detached Garage
- Fully Landscaped Site (c.1.1 acres)

Offers Over **£565,000**

EPC Rating D



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC front door with PVC double glazed side screens. Tiled floor. Glass panelled door with matching side screens leading to kitchen.

#### FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising pedestal wash hand basin and WC. Half tiling to walls. Tiled floor.

#### LOUNGE 33'6" x 13'11"

Open fire in cast iron fireplace with granite hearth and contrasting surround. Dual aspect windows. PVC double glazed French doors leading to rear garden.

#### FAMILY ROOM 12'11" x 11'5"

Open fire in cast iron fireplace with tiled inset, slate tiled hearth and contrasting timber surround. Timber flooring.

#### PLAY ROOM 12'2" x 9'7" (wps)

Timber flooring.

#### STUDY 12'0" x 7'1" (wps)

Triple aspect windows. Tiled floor. Glass panelled door with matching side screens leading to inner hall.

#### DINING ROOM 21'3" x 12'11" (wps)

Dual aspect windows. Tiled floor. Open through to kitchen.



### **KITCHEN 22'0" x 19'8" (plus recess)**

Luxury fitted kitchen with range of high and low level storage units with matching worktop. Matching island unit. Inlaid stainless steel sink unit and waste disposal unit. Integrated, touch screen, Bora ceramic hob with downdraft extractor system. Twin integrated Bosch ovens. Integrated microwave oven. Integrated larder fridge. Integrated under counter freezer and dishwasher. Upstand to wall to match worktop. Tiled floor. Access to under stairs store, cloakroom and hot press.

### **UTILITY ROOM 9'8" x 7'1"**

Range of high and low level fitted storage units with contrasting, marble effect, melamine work surface. Stainless steel sink unit. Upstands to walls to match work surface. Integrated dishwasher. Tiled floor.

### **DELUXE BATHROOM**

Contemporary, four piece suite comprising freestanding bath, fully tiled shower enclosure with drying area, vanity unit and WC. Aqualisa power shower unit. Splashback tiling to sink. Chrome towel radiator. Tiled floor.

### **INNER HALL AND LAUNDRY AREA**

Tiled floor. Stairwell to first floor. Glass panelled door leading to dining room and family room. Fitted storage units with panelled and mirror panelled sliding doors. Plumbed and space for washing machine. Space for tumble dryer. Composite, double glazed door leading to rear garden.

### **BEDROOM 4 15'0" x 11'5"**

Decorative panelling to walls. Wood laminate floor covering. Access to roof space area.

### **EN SUITE SHOWER ROOM**

Three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit.

### **BEDROOM 5 16'0" x 11'6" (wps)**

### **EN SUITE SHOWER ROOM**

Three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit.

### **FIRST FLOOR**

### **LANDING**

Access to walk in roof space area.

### **PRINCIPAL SUITE 22'4" x 16'6" (wps)**

Dual aspect windows. Access to under eaves storage.

### **WALK IN WARDROBE**

### **DELUXE EN SUITE BATHROOM**

Contemporary, white, four piece suite comprising panelled bath, separate, oversized shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower with drench shower head. Separate electric shower. Splashback panelling to walls. Access to under eaves storage. Tiled floor.

### **BEDROOM 2 20'7" x 11'1"**

Dual aspect windows.

### **EN SUITE SHOWER ROOM**

White, three piece suite comprising fully tiled shower enclosure, wash hand basin and WC. Electric shower. Splashback tiling to sink. Chrome towel radiator. Tiled floor.

### **BEDROOM 3 13'6" x 11'1"**

Access to under eaves storage. Access to:

### **PLAYROOM/STUDY 12'5" x 7'10"**

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

Contemporary, white, three piece suite comprising panelled, oversized shower enclosure, vanity unit and WC. Thermostat controlled mains shower with drench shower head. Splashback panelling to sink.

### **EXTERNAL**

Electric operated gates leading to generous sized private driveway finished in tarmac.

Low maintenance front garden finished in tree bark and mature tree.

Comprehensive range of external lighting.

PVC soffits, fascia and rainwater goods.

Large rear garden area, finished in lawn, brick pavior and decorative stone.

Roofed barbeque area with breakfast bar area, open fire, external power points and lighting.





### TIMBER GARDEN ROOM 15'6" x 15'6"

Power, light, timber double glazed French doors and matching windows.

### LARGE MATCHING DETACHED GARAGE 29'2" x 19'8"

Power operated, PVC coated, roller shutter door. Separate, PVC service door. Power, light and roof space area.

### 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

**Impressive, five bedroom/five+ reception, detached family home, extending to circa 3,800 sq ft, plus large matching detached garage, occupying a fully landscaped site, extending to circa 1.1 acres, conveniently positioned off Tully Road, Nutts Corner, Crumlin.**

**The property comprises entrance hall, furnished cloakroom, lounge, family room, children's playroom, study, dining room, open through to kitchen with informal dining area, luxury fitted kitchen, utility room, inner hall with laundry area, five well-proportioned en suite bedrooms, and separate, deluxe family bathroom.**

**Externally, the property enjoys electric operated gates leading to generous sized private driveway area, large matching detached garage, timber garden room, roofed barbecue area, and extensive gardens finished in lawn, paved patio area, and brick pavior.**

**Other attributes include oil heating, PVC double glazing, and being only a short distance from Antrim Area Hospital, Belfast International Airport, and M2 access to Belfast and The North.**

**Early interest highly recommended.**



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>75</b>
(55-68) <b>D</b>	<b>64</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	

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