COLIN GRAHAM RESIDENTIAL

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34 Tully Road, Nutts Corner, BT29 4SW

- Georgian Inspired Detached Bungalow
- Four Bedrooms; Two+ Reception Rooms
- Deluxe Bathroom & En Suite Shower Room
- Utility Room; Furnished Cloakroom
- Two Workshops & Service Area
- Designed By Award Winning Architect Des Ewing
- Luxury Hand Crafted Kitchen With Informal Dining Area
- Oil Heating; Double Glazing
- Private Driveway; Matching Detached Double Garage
- Fully Landscaped Site (c.1 acre)

Offers Over £575,000

EPC Rating C

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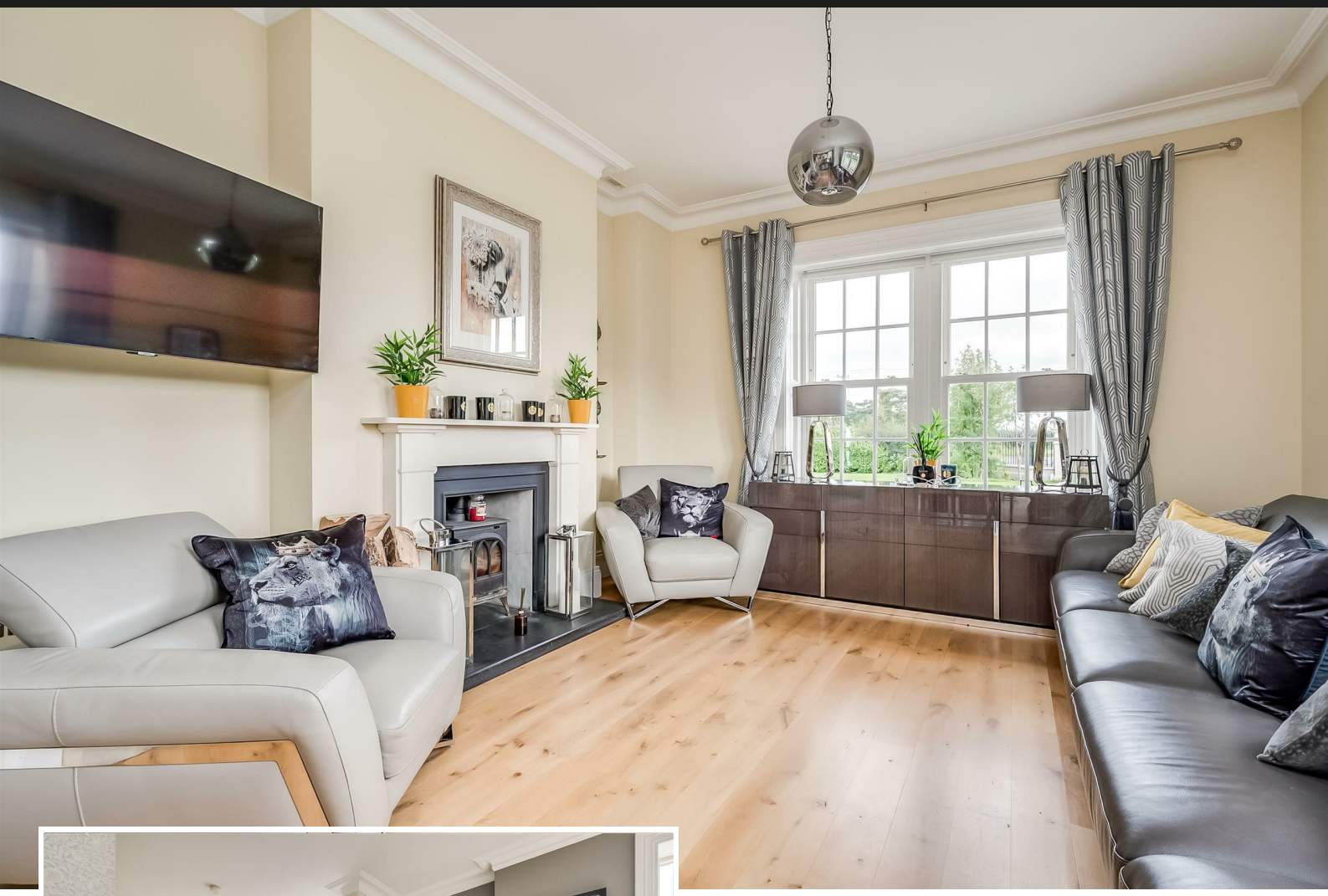


PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Hardwood, panelled front door with matching side panels and fan light over. Sliding sash windows, continuing throughout remainder of home. Tiled floor. Vaulted ceilings with cornicing, continuing throughout much of the home. Glass panelled French doors with matching side screens and fan light over leading to:

RECEPTION HALL

Solid timber flooring. Open fire in cast iron fireplace with tiled inset and slate hearth. Access to store, hot press and roof space with slingsby style ladder. Hardwood, panelled door with matching double glazed fan light over, leading to courtyard.

FURNISHED CLOAKROOM

Contemporary, white, two-piece suite comprising floating wash hand basin with towel rail and close coupled dual flush WC. Splash back tiling to wash hand basin. Tiled floor.

LOUNGE 15'2" x 14'8"

Dual aspect windows. Open fire in cast iron fireplace with marble surround and granite hearth. Solid timber flooring.

FAMILY ROOM 14'7" x 14'0"

Dual aspect windows. Cast iron multi fuel burning stove with cast iron fireplace, limestone surround and slate hearth. Solid timber flooring. Open through to:

KITCHEN WITH INFORMAL DINING AREA 26'6" x 13'11"

Luxury fitted, in-frame, solid wood kitchen crafted by Canavan Interiors with comprehensive range of high and low level storage units and contrasting solid granite work surface. Matching peninsula island unit with breakfast bar area, Franke stainless steel sink unit and recessed power pack. Integrated touch screen Neff induction hob with extractor hood above. Integrated Neff oven and warming tray. Integrated Siemens dishwasher. Integrated full length Liebherr bio fresh fridge. Separate integrated Liebherr freezer. Splash back tiling and granite upstands to walls. Tiled floor. Hardwood glass panelled French doors with matching side screens and fan light over, leading to side garden.

UTILITY ROOM 13'10" x 7'2"

Range of fitted high and low level storage units and matching granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Plumbed for automatic washing machine. Space for tumble dryer. Splash back tiling to walls. Tiled floor.

PRINCIPAL BEDROOM 15'10" x 12'7"

Dual aspect windows. Glass and mirror panelled sliding doors leading to:

WALK-IN WARDROBE 12'7" x 5'1"

Range of fitted wardrobes, storage units and makeup table.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three-piece suite comprising fully tiled shower enclosure, wash hand basin and WC. Thermostat controlled shower unit with drench shower head. Illuminated mirror and splash back tiling to sink. Chrome towel radiator. Tiled floor.

BEDROOM 2 14'7" x 12'7"

Dual aspect windows.

BEDROOM 3 15'9" x 10'5" (wps)

Fitted wardrobes with glass sliding doors.

BEDROOM 4 12'7" x 8'2"

DELUXE BATHROOM

Contemporary white three-piece suite comprising bath, floating wash hand basin with towel rail and close coupled dual flush WC. Thermostat controlled mains shower unit with drench shower head and glass shower screen over bath/shower. Illuminated mirror and splash back tiling to sink. Chrome towel radiator. Tiled floor.

EXTERNAL

Twin entrance pillars with electric operated gates leading to generous sized driveway finished in decorative stone.
Gardens front, side and rear finished in lawn and range of plants, trees and shrubbery.
PVC oil storage tank.
Boiler house with oil fired central heating boiler (pressurised system).
External lighting.
Outside tap.

LARGE MATCHING DETACHED DOUBLE GARAGE 27'5" x 19'2"

Twin power operated up and over doors. Power, light and roof space area. Furnished cloakroom with white two-piece suite comprising wash hand basin and WC.

SERVICE AREA AND WORKSHOPS

Stoned service area encompassing two workshops/stores.

METAL WORKSHOP / STORE 24'8" x 18'0"

Up and over garage door. Separate service door.

TIMBER WORKSHOP / STORE 15'8" x 10'3"

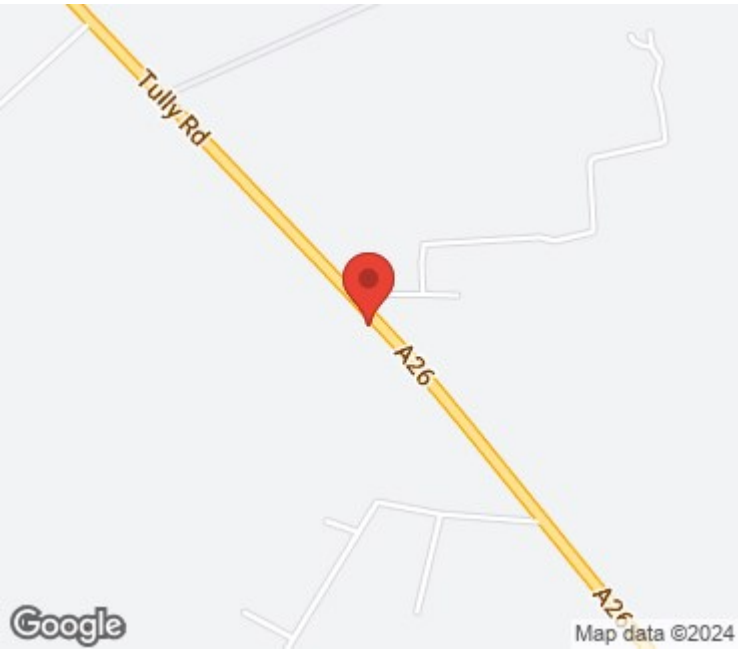
Double doors.

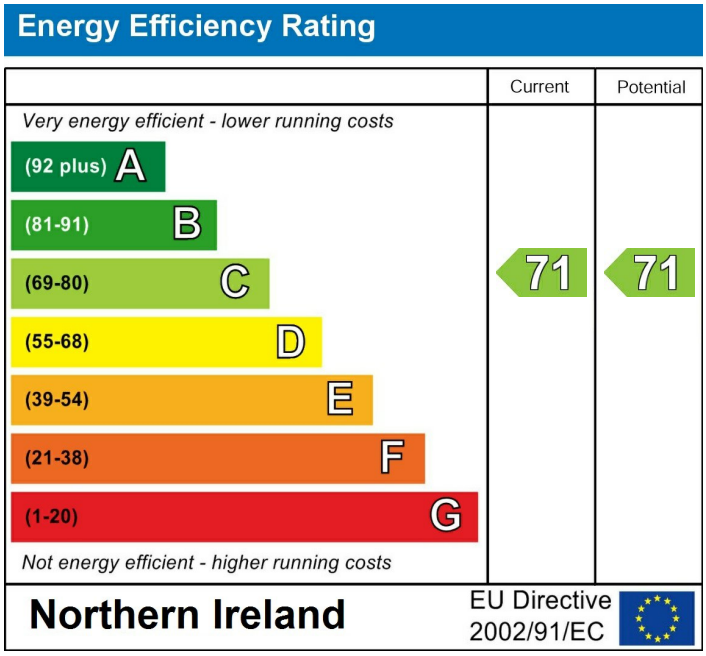
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

[redacted]

Immaculately presented, Georgian inspired detached bungalow with large matching detached double garage, thoughtfully designed by award winning architect Des Ewing, occupying a fully landscaped site extending to c.1 acre site, conveniently located on the Tully Road, Nutts Corner. Finished to an exceptional standard throughout, the property comprises entrance porch, reception hall with open fire, furnished cloakroom, lounge with open fire, separate family room with multi fuel burning stove, open through to luxury hand crafted kitchen with informal dining area, utility room, four well-proportioned bedrooms, to include principal with walk in dressing room and en suite shower room, and deluxe bathroom with contemporary three piece suite. Externally the property enjoys generous sized driveway area with electric gates, matching detached double garage and gardens to front, side and rear, in addition to two workshops and a service area with optional secondary access. Viewing will certainly not disappoint!





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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