COLIN GRAHAM RESIDENTIAL

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'Greenfield Lodge', 10 Greenfield Road, Kells, BT42 3JL

- Cottage Style, Detached, Family Home
- Lounge; Wood Burning Stove
- Utility Room
- Oil Heating; Double Glazing; Owned Solar
- Gardens Front, Side and Rear
- Four Bedroom; Two+ Reception
- Kitchen With Informal Dining Area
- Two Bathrooms & En Suite Shower Room
- Private Driveway; Matching Detached Garage
- Convenient Location

Offers Over £350,000

EPC Rating C

10 Greenfield Road, Kells, BT42 3JL

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood front door with matching glass panelled side screens and fanlight over. Tiled floor to entrance porch area, with solid timber flooring thereafter. Stairwell to first floor. Access to under stairs store and built in heated dog bed.

LOUNGE 14'1" x 13'4"

Inglenook recess with cast iron, wood burning stove on stone hearth.

DINING ROOM 13'9" x 13'7"

Brick, focal point fireplace with quarry tiled hearth and timber surround. Solid timber flooring.

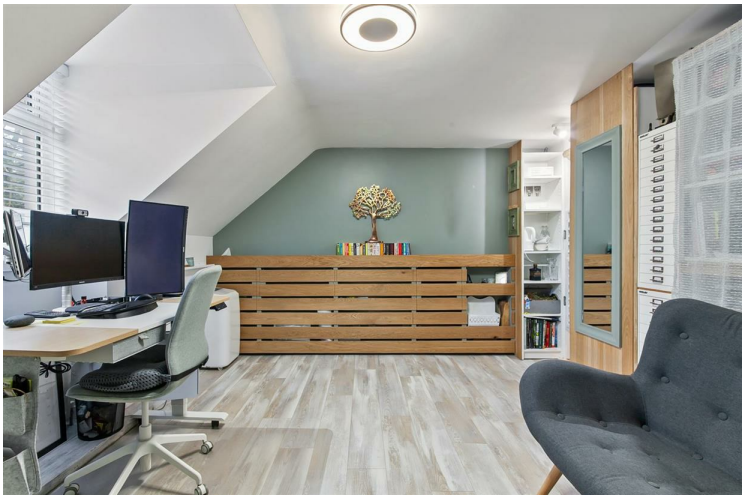
BEDROOM 4 / FAMILY ROOM 11'8" x 9'2"

KITCHEN WITH INFORMAL DINING AREA 16'3" x 13'3"

Country style, in-frame kitchen with range of high and low level storage units with contrasting, solid granite work surface. Ceramic, Belfast style sink unit. Integrated, touch screen, Bosch, ceramic hob with extractor hood over. Integrated, Bosch double oven. Integrated dishwasher. Space for American style fridge freezer. Fitted breakfast bar unit. Splashback tiling and solid granite upstands to walls. Tiled floor. Timber stable style door to rear garden.

UTILITY ROOM

Range of fitted storage units and tiled work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Splashback tiling to walls. Timber, glass panelled door to rear garden.



BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Timber panelling to walls. Tiled floor. Access to hot press.

FIRST FLOOR

LANDING

Fitted storage units, timber bench, and built in heated dog bed. Informal study area. Access to partially floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM 13'6" x 11'9"

Range of fitted storage units and shelving. Wood laminate floor covering.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, vanity unit and concealed cistern WC. Thermostat controlled mains shower unit with drench shower head. Splashback tiling to sink. Tiled floor. Underfloor heating.

BEDROOM 2 14'0" x 13'3" (plus recess)

BEDROOM 3 13'4" x 11'8"

Range of fitted wardrobes and storage units.

DELUXE FAMILY BATHROOM

Contemporary, four piece suite comprising freestanding bath, fully tiled shower enclosure, vanity unit with stone sink basin and WC. Range of fitted storage units. Thermostat controlled, UV and infrared, 'Sunshower' shower unit with drench shower head. Chrome towel radiator. Splashback tiling to sink. Tiled floor. Underfloor heating.

EXTERNAL

Double gates leading to generous sized private driveway finished in decorative stone.
Front and side gardens finished in lawn, meadow and range of plants, trees and shrubbery.
External lighting.
PVC soffits, fascia and rainwater goods.
7kW (fast), electric car charging point.
Owner solar panels.
Fully enclosed rear garden finished in artificial grass, lawn, brick pavior patio area, pond, and range of shrubs.
Outside tap.
PVC oil storage tank.
Enclosed service area to side.

MATCHING DETACHED GARAGE 16'4" x 11'1"

Timber double doors. Separate service door to side. Power, light, roof space and oil fired central heating boiler.

TECHNICAL SPECIFICATION

• The property has a fully programmable, room by room, thermostatic Honeywell heating system that can be controlled via app or home controller.
• The main bathroom and en suite have underfloor, temperature controlled, heating to compliment the room heating and towel radiators.
• The main bathroom also has a timed electric heater insert that compliments a towel radiator, which runs independently from the main heating system.
• The main bathroom includes a UV and infrared 'Sunshower', which is excellent for health, mood and mobility.
• There are two built in dog beds with electrical underfloor heating, which again are programmable.
• Regarding hot water, this is either oil fired, electric immersion or solar, and the system is set to automatically select and optimise the source to reduce unnecessary cost.
• 4kW solar power system, which is fully owned and included in the house sale. As such, the owner receives payments for energy they export to the grid (£600 per annum based on the current owner's usage profile).
• There is a 7kW (fast) electric car charger installed on the property.

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]

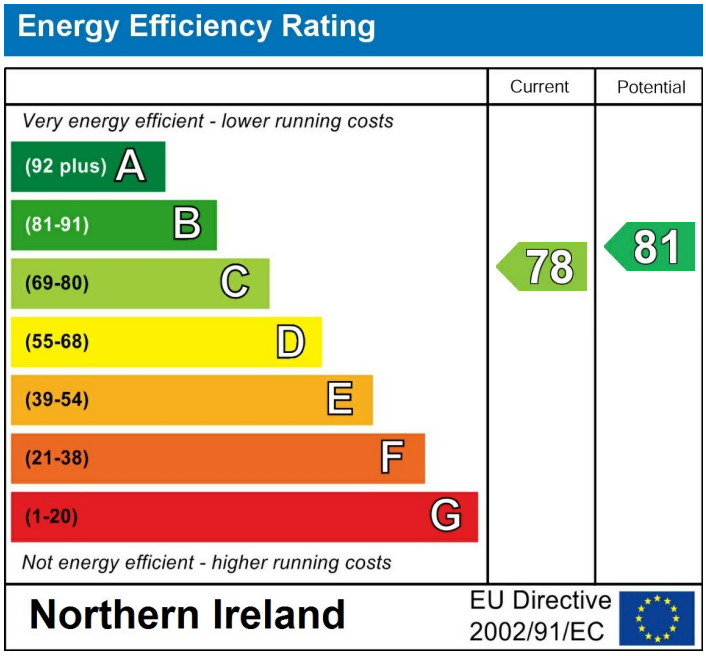
Cottage style, detached, family home with matching detached garage, occupying a mature site off the Greenfield Road, Kells village, Ballymena.

The property comprises entrance hall, lounge with wood burning stove, dining room, kitchen with informal dining area, utility room, ground floor bedroom, bathroom, three further first floor double bedrooms, to include principal en suite, and deluxe family bathroom.

Externally, the property enjoys generous sized private driveway, matching detached garage, and gardens to front, side and rear, finished in lawn, artificial grass, brick pavior patio area, enclosed service area, pond, and range of mature plants, trees and shrubbery.

Other attributes include oil heating, owned solar panels, double glazing, comprehensive range of user friendly technology, energy efficient, with a potential B rating, and convenient location.

Early viewing 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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