COLIN GRAHAM RESIDENTIAL

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30 Knockmoyle Drive, Antrim, BT41 1HE

- Detached Family Home
- 5 Bed; 1 Rec or 4 Bed; 2 Rec
- Family Bathroom; En Suite Shower Room
- Generous Private Driveway
- Gardens Front And Rear
- Adaptable Accommodation
- Kitchen With Informal Dining Area
- Oil Heating; Double Glazing
- Garage
- Convenient Location

Offers Over £209,950

EPC Rating E





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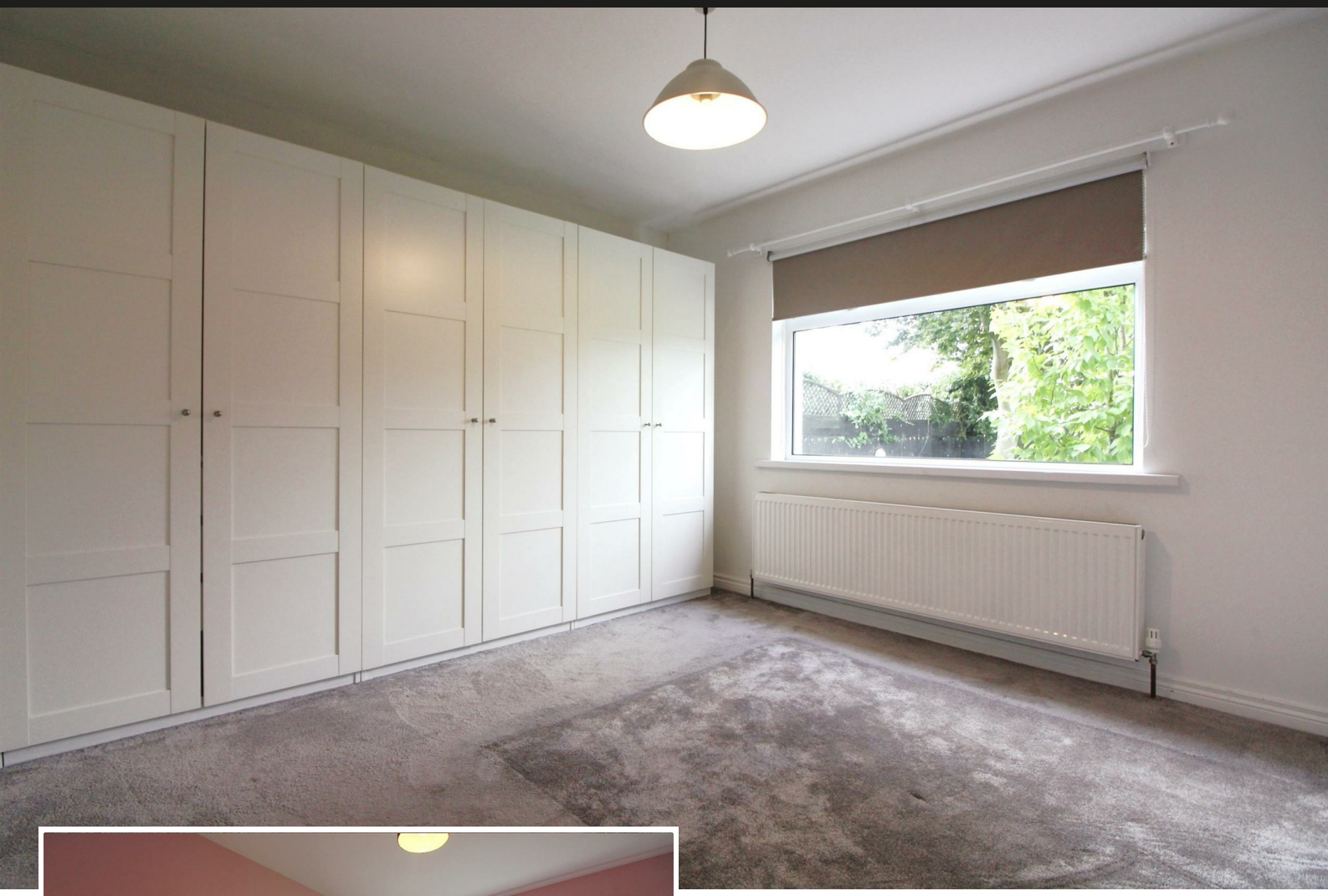




PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Wood laminate floor covering. Access to under stairs store and shelved hot press.

LOUNGE 15'10" x 10'11"

Bow bay window to front elevation. Stone clad, inglenook recess with cast iron wood burning stove on slate hearth and timber mantle. Wood laminate floor covering.







KITCHEN WITH INFORMAL DINING AREA 15'10" x 9'9"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface and breakfast bar. Stainless steel sink unit with draining bay. Cooker point with extractor hood over. Space for fridge freezer. Plumbed for dishwasher and washing machine. Glass fronted display cabinet. Splash back tiling to cooker area. Tiled floor. Shelved larder unit. PVC double glazed door to rear garden.

BEDROOM 3 11'9" x 11'2"

BEDROOM 4 11'8" x 8'7"

FAMILY ROOM / BEDROOM 5 13'1" x 9'3" (wps)

Stairwell to first floor.

DELUXE FAMILY BAHTROOM

Contemporary, white four piece suite comprising freestanding bath, separate fully tiled shower enclosure, vanity unit and WC. Electric shower. Part tiling to walls. Chrome towel radiator. Tiled floor.

FIRST FLOOR

LANDING

Access to store.

BEDROOM 1 14'5" x 11'1" (wps)

Fitted wardrobes in mirror panelled sliding doors. Access to under eaves storage.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Electric shower. Tiled feature wall. Tiled floor.

BEDROOM 2 11'0" x 8'11"

EXTERNAL

Front garden finished in lawn, decorative stone and range of plants, trees and shrubbery.
Generous sized driveway area finished in tarmac.
Entrance porch.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden finished in paved patio area, lawn, tree bark and mature trees.
Range of external lighting.
Outside tap.
Enclosed service area with PVC oil storage tank.

GARAGE 16'4" x 9'9"

Up and over door. Power, light and oil fired central heating boiler.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS



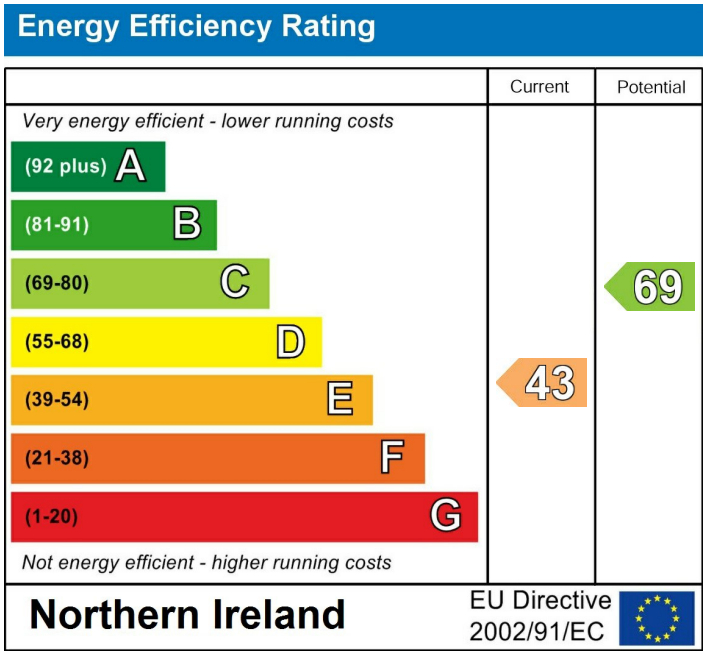


Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Immaculately presented, spacious, detached family home with generous sized driveway, garage, and gardens front and rear, conveniently located within the popular Knockmoyle development, Greystone Road, Antrim. Offering adaptable accommodation, the property comprises entrance hall, lounge with cast iron wood burning stove, modern fitted kitchen with informal dining area, family room/bedroom five, four well proportioned bedrooms, to include principal bedroom with deluxe en suite shower room, and deluxe family bathroom with contemporary four piece suite. Externally the property enjoys generous sized driveway area finished in tarmac, garage, front garden finished in lawn, decorative stone and range of plants, trees and shrubbery, and fully enclosed rear garden finished in paved patio area, lawn, tree bark and mature trees. Other attributes include oil fired central heating and double glazing. Early viewing highly recommended to avoid disappointment.





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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Awards

Telegraph PROPERTY AWARDS 2018

Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

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