COLIN GRAHAM RESIDENTIAL

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'Cherryvale', 19 Lurgan Road, Glenavy, Crumlin, BT29 4QA

- Detached Multi-Generational Family Home
- Upper Floor Suitable For Self-Contained Annex
- Deluxe Family Bathroom; Six Separate En Suites
- Oil Heating; PVC Double Glazing; Beam Vacuum System
- Beautifully Landscaped Gardens Front & Rear
- 6 Bedroom; 4+ Reception To Main Residence
- Luxury Fitted Kitchen; Utility Room
- Home Office / Study; Furnished Cloakroom
- Private Driveway; Detached Double Garage
- Convenient Location; Extensive Range Of Quality Finishes

Offers Over £650,000

EPC Rating D

19 Lurgan Road, Crumlin, BT29 4QA

PROPERTY DESCRIPTION

ACCOMMODATION

RECEPTION HALL

Hardwood, glazed, panelled double doors with matching double glazed side panels. Dual aspect windows. Tiled flooring. Oak stairwell with matching handrail and balustrade. Alarm panel. Intercom gate entry handset. Cornicing to ceiling. Beam vacuum points.

FURNISHED CLOAKROOM

White, two piece suite comprising 'Adelphi' wash hand basin with separate hot and cold taps and white WC. Tiled floor with matching skirting.

LOUNGE 18'8" x 14'3"

Focal point decorative limestone fireplace with matching hearth and surround. PVC double glazed French patio doors to rear garden. Part wood panelling to walls. Cornicing to ceiling. Ceiling rose.

SITTING ROOM 12'7" x 11'5"

Solid wood flooring. Dual aspect PVC double glazed windows to front elevation. Part wood panelling to walls.

DINING ROOM 16'3" x 14'3"

Solid wood flooring. Dual aspect windows with twin windows to front elevation. Cornicing to ceiling. Ceiling rose.

STUDY / OFFICE 9'0" x 7'1"

Range of fitted office furniture to include desk, drawers, and high and low level storage units.

[redacted]

[redacted]

SUN LOUNGE 21'10" x 12'7" (wps)

Split level sun lounge encompassing space for informal; dining. Tiled floor. Cast iron multi fuel burning stove. PVC double glazed windows with PVC double glazed French patio doors leading to rear garden. Light, power points and radiators.

KITCHEN 17'5" x 12'10"

Luxury fitted kitchen with range of high and low level storage units with contrasting granite work surface and matching breakfast bar island. Inlaid stainless steel 1.5 bowl sink unit with mixer tap over. Space for range cooker with six ring gas hob and extractor hood over. Integrated fridge unit. Integrated dishwasher. Part tiling to walls. Tiled splashback to walls and over hob. LED lighting inset to kickboards. Tiled floor. Cornicing to ceiling. Part wood panelling to walls.

UTILITY ROOM 16'2" x 5'3"

Range of high and low level storage units to match kitchen and contrasting melamine work surface. Stainless steel sink unit with draining bay. Integrated fridge freezer. Plumbed for washing machine. Space for tumble dryer. Part tiling to walls. Tiled floor. Access into built in store with light. PVC double glazed rear door.

BEDROOM 6 12'8" x 11'11"

Twin PVC double glazed windows to front elevation. Cornicing to ceiling.

EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled shower unit. Tiled floor with matching skirting.

FIRST FLOOR

GALLERY STYLE LANDING

Recess for study/informal sitting area. Twin windows to front elevation. Cornicing and spotlights to ceiling. Access to fixed stairwell leading to second floor. Walk in shelved hot press with light and PVC double glazed window.

PRINCIPAL BEDROOM 16'4" x 14'3"

Twin windows to front elevation. Cornicing and spotlights to ceiling. Alarm panel.

WALK IN WARDROBE / DRESSING ROOM 14'2" x 7'2"

Range of fitted wardrobes, drawers and dresser units. Light, power points and radiator. Access into:

DELUXE EN SUITE SHOWER ROOM 14'2" x 5'3"

Contemporary, four piece suite comprising oversized fully panelled shower enclosure with drying area, vanity unit with twin wash hand basins and waterfall taps over, and WC. Thermostat controlled shower unit with drench shower head over and separate shower attachment. Tiled walls. Tiled floor. Spotlights to ceiling. Chrome towel radiator.

BEDROOM 2 12'7" x 10'8"

Twin windows to front elevation. Cornicing to ceiling.

EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled shower unit. Tiled floor.

BEDROOM 3 12'7" x 9'10"

Twin PVC double glazed windows to rear elevation.

EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled shower unit. Tiled floor.

BEDROOM 4 12'7" x 9'10"

Twin windows to front elevation.

BEDROOM 5 12'11" x 11'9" (wps)

Fitted wardrobes with mirrored sliding doors.

DELUXE FAMILY BATHROOM

White, four piece suite comprising freestanding claw foot bath with telephone handle shower attachment and mixer tap over, 'Adelphi' pedestal wash hand basin, 'Adelphi' bidet, and WC. Part tiling to walls. Tiled floor. PVC double glazed frosted windows to rear elevation. Spotlights to ceiling.

REAR HALL

Stairwell leading to second floor. PVC double glazed door leading to cast iron external staircase set to the rear.

SECOND FLOOR

LANDING

Access to roof space and eaves storage.

LIVING ROOM / GAMES ROOM 11'10" x 9'3"

Velux windows. Light, power points and radiator.

RECEPTION ROOM / BEDROOM 7 16'3" x 14'3" (wps)

Twin windows to side elevation.

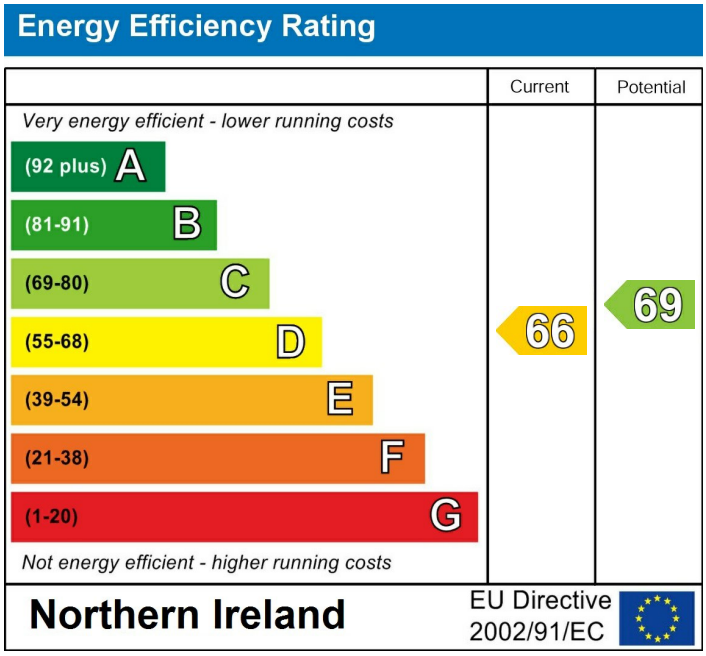
Immaculately presented, detached multi-generational family home extending to c.4,000 sq ft plus matching detached double garage, featuring a spacious main residence encompassing six bedrooms and a plethora of separate reception rooms, designed with a flexible upper floor suitable for a private, self-contained top-floor annex, situated on a beautifully landscaped site, conveniently located on the periphery of Crumlin town.

Finished to an exacting standard throughout, the property offers versatile accommodation and currently comprises reception hall, furnished cloakroom, four separate ground floor reception rooms, home office/study, luxury fitted kitchen, utility room, gallery landing, five well proportioned bedrooms, to include four with en suite shower room, and separate deluxe family bathroom. To the upper floor, there are two reception rooms (one which is plumbed for the potential to install a bathroom or small kitchen), plus two further bedrooms, both with an en suite shower room.

Externally, the property enjoys stone pillars with electric operated double gates, leading to a generous sized private driveway area finished in tarmac, matching detached double garage with fixed stairwell to floored roof space, and beautifully landscaped gardens finished in lawn, brick pavior patio areas, timber 'summer house' front and rear, and range of plants, trees, and shrubbery.

Other attributes include oil fired central heating, PVC double glazing, beam vacuum system, CCTV, and an extensive range of quality finishes throughout.

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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