COLIN GRAHAM RESIDENTIAL

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11 Carnbank, Templepatrick, BT39 0FB

- Impressive Family Sized Detached
- Kitchen Through Dining Room
- Utility Room; Furnished Cloakroom
- Principal En Suite Bedroom With Dressing Room
- Double Garage (converted to cinema room)
- Five Bedroom; Three+ Reception
- Luxury Fitted Kitchen
- Deluxe Family Shower Room
- Gas Heating; PVC Double Glazing
- Fully Landscaped Site

Offers Over £550,000

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed front door. Tiled floor. Dual aspect windows. Feature height ceiling, continuing throughout remainder of ground floor. Glass panelled door leading to:

ENTRANCE HALL

Tiled floor. Stairwell leading to gallery landing. Access to under stairs store. Timber panelling to walls.

FURNISHED CLOAKROOM

White, two piece suite comprising floating vanity unit and WC. Tiled feature wall. Dual aspect windows. Splashback tiling to sink. Tiled floor.

LOUNGE 19'9" x 14'7"

Triple aspect windows with feature window to rear elevation. Rural views. Gas fire in cast iron fireplace with slate hearth and sandstone surround. Karndean flooring.

FAMILY ROOM 13'6" x 12'0"

LVT flooring.







SITTING ROOM 16'4" x 9'10"

Cast iron, gas stove on granite hearth. Fitted storage units and shelving. Tiled floor. PVC double glazed French doors with matching side screens leading to rear garden. Open arch leading to:

KITCHEN THROUGH DINING ROOM 25'1" x 13'0" (wps)

Luxury fitted kitchen with comprehensive range of high and low level storage units with contrasting solid quartz worktop. Matching island unit. Inlaid stainless steel sink unit. Integrated touch screen hob with downdraft extractor system. Integrated double oven, fridge freezer, dishwasher and microwave oven. Solid quartz upstands to walls. Tiled floor.

UTILITY ROOM 8'3" x 5'10"

Range of fitted high and low level storage units with contrasting stone effect melamine worktop. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Upstands to walls to match worktop. Tiled floor. PVC double glazed door leading to driveway.

FIRST FLOOR

GALLERY LANDING

Timber panelling to walls. Positive air ventilation system. Access to shelved store with gas fired central heating boiler. Access to roof space.

PRINCIPAL BEDROOM 13'6" x 12'1"

Open arch leading to:

DRESSING ROOM 7'1" x 6'3"

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary, three piece suite comprising oversized shower enclosure, floating vanity unit and concealed cistern WC. Thermostat controlled main shower with drench shower head. Illuminated mirror over sink.

BEDROOM 2 19'5" x 11'8"

Triple aspect windows. Rural view. Fitted wardrobes.

BEDROOM 3 14'9" x 11'9"

Rural view.

BEDROOM 4 13'2" x 7'11"

Range of fitted wardrobes and storage units. Rural view.

BEDROOM 5 12'11" x 7'3"

Rural view.

DELUXE FULLY TILED FAMILY SHOWER ROOM

Contemporary, three piece suite comprising oversized shower enclosure, floating vanity unit with twin basins and concealed cistern WC. Thermostat controlled main shower unit with drench shower head.

EXTERNAL

Generous sized private driveway finished in decorative stone.
Front garden finished in lawn, paving, tree bark with range of plants, trees and shrubbery.
External lighting.
Stone clad entrance porch.
Seamless aluminium guttering.
Outside tap.
Fully enclosed rear garden finished in lawn, paved patio, decorative stone, raised beds, tree bark and range of plants, trees and shrubbery.
Enclosed paved service area to side.
Separate enclosed service area with gas tank.

MATCHING DETACHED DOUBLE GARAGE 19'8" x 19'7" (wps)

Converted into cinema room. Stone clad media wall. Wood laminate floor covering. Power, light and radiator. PVC double glazed windows and matching door. Access to garden store. Fixed stairwell leading to floored roof space.





FIRST FLOOR 19'10" x 10'4" (plus under eaves areas)

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 quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



Immaculately presented, five bedroom/three+ reception, family sized detached home with matching detached double garage (converted to cinema room), situated within the well sought after Carnbank development, Antrim Road, Templepatrick.

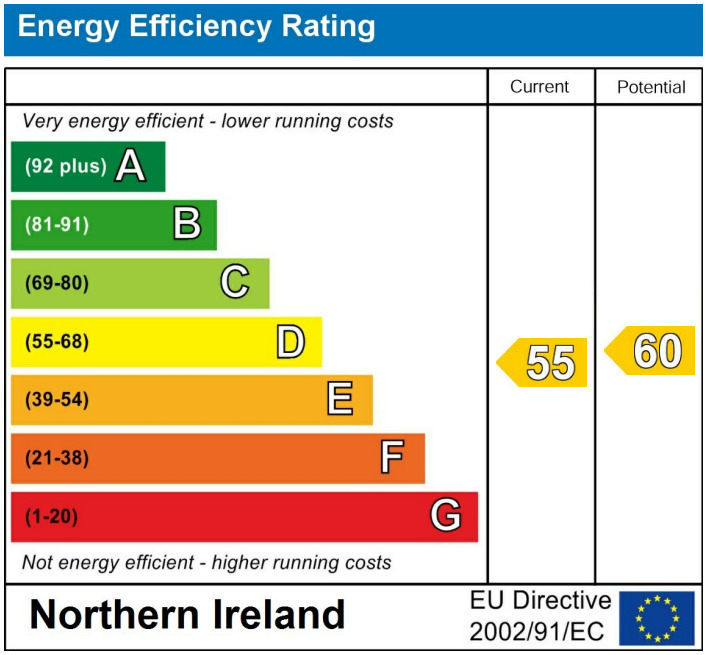
The property comprises entrance porch, entrance hall, furnished cloakroom, lounge, family room, sitting room, kitchen through dining room, luxury fitted kitchen, utility room, five bedrooms, to include principal bedrooms, with dressing room and deluxe en suite shower room, and separate deluxe family shower room.

Externally, the property enjoys generous sized private driveway, matching detached double garage (converted to cinema room) with floored roof space, and front and rear gardens, finished in lawn, paved patio, decorative stone, raised beds, tree bark, and range of plants, trees and shrubbery.

Other attributes include gas heating and PVC double glazing.

Early interest 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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