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58B Old Ballyrobin Road, Muckamore, Antrim, BT41 4TJ

- Exceptional, Modern, Kudos Built, Family Sized Detached Home
- Four Well Proportioned Bedrooms
- Principal Suite and Guest En Suite
- Lounge Through Dining Room
- Kitchen With Informal Dining Area
- Luxury Fitted Kitchen; Utility; Walk In Pantry
- Deluxe Bathroom; Furnished Cloakroom
- Air Source Heat Pump; PVC Triple Glazing
- Double Garage; Substantial Garden Room
- Fully Landscaped, Mature Site

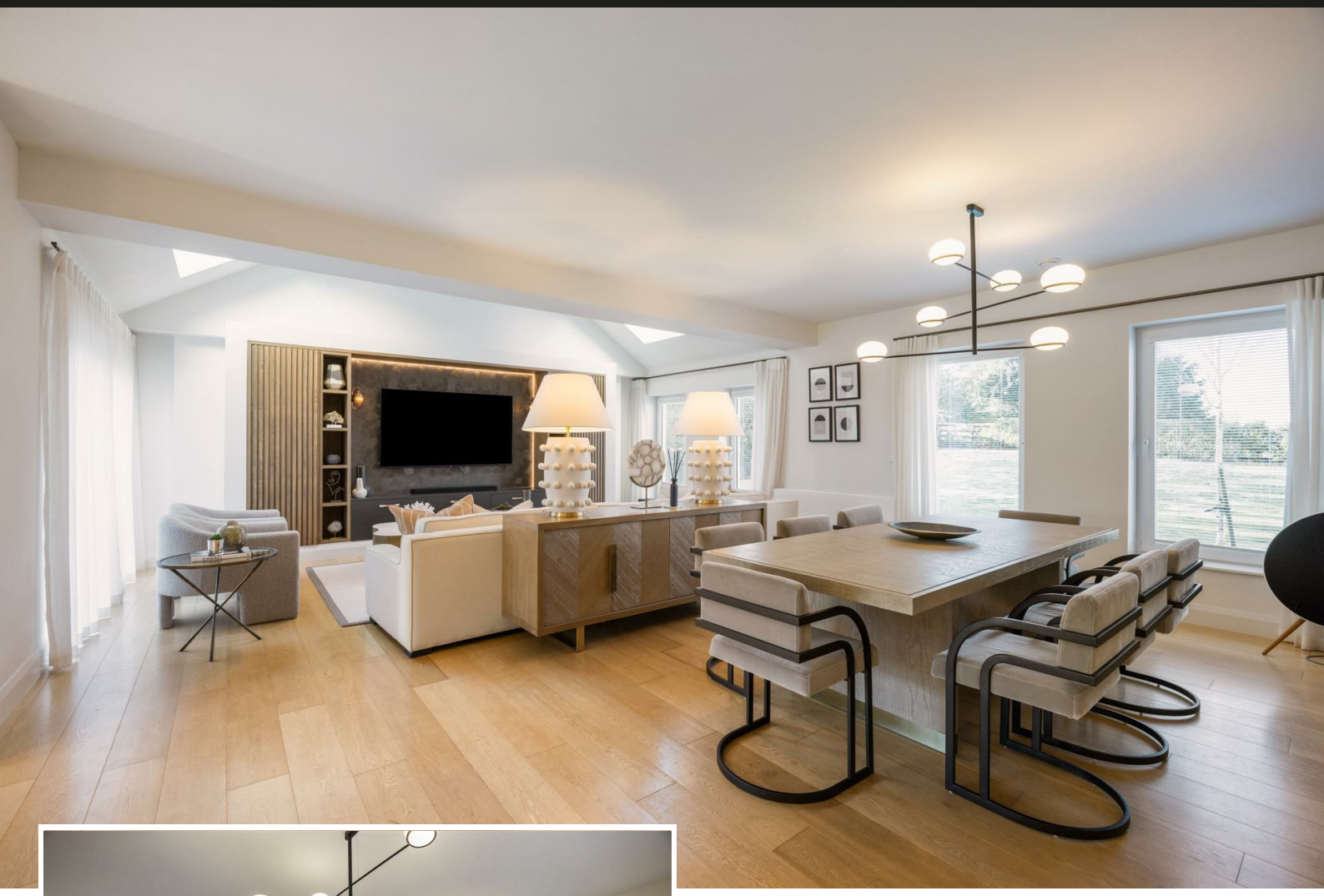
Offers Over £495,000

EPC Rating B





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, double doors with matching triple glazed side screen. Tiled floor. Stairwell to gallery landing with glass balustrade. Recessed lighting to wall. Underfloor heating, continuing throughout remainder of home. Built in storage. Glass panelled door with matching side screens, leading to kitchen/living/dining area.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising vanity unit and concealed cistern WC. Tiled feature wall. Splashback tiling and illuminated mirror over sink. Tiled floor.

LOUNGE THROUGH DINING ROOM 27'0" x 20'6"

Dual aspect windows. Timber flooring. Fitted media wall with range of storage units. PVC triple glazed, sliding patio door to rear garden. Open through to:

KITCHEN WITH INFORMAL DINING AREA 15'7" x 13'3"

Luxury fitted kitchen with range of high and low level storage units with contrasting, solid quartz work surface. Matching island unit with breakfast bar area. Inlaid stainless steel sink. Separate, inlaid stainless steel preparation sink with boiling water tap. Integrated touch screen, Bosch induction hob with extractor hood over. Integrated Bosch double ovens and dishwasher. Space for American style fridge freezer. Solid quartz upstands and splashback to walls. Tiled floor. Access to fitted, walk in larder.

UTILITY ROOM 11'8" x 9'10"

Range of fitted, high and low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Splashback tiling to walls. Tiled floor. PVC double glazed door to rear garden.







GUEST BEDROOM 14'6" x 11'1"

Timber floor. Access to:

WALK IN WARDROBE / DRESSING ROOM 8'10" x 7'2"

Range of fitted wardrobes, shelving and dressing table. Timber floor.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, four piece suite comprising oversized, tiled shower enclosure, twin basin, floating vanity unit and concealed cistern WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator. Illuminated mirror over sinks. Wall tiling. Tiled floor.

FIRST FLOOR

GALLERY LANDING

Elevated, rural views. Timber floor. Access to hot press. Access to separate store.

PRINCIPAL BEDROOM 17'5" x 15'1" (wps)

Range of fitted wardrobes. Elevated, rural views to rear.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized, tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Part tiling to walls. Tiled floor.

BEDROOM 3 12'2" x 11'10"

Elevated, rural views. Timber floor. Access to roof space.

BEDROOM 4 12'2" x 10'10"

Dual aspect windows. Elevated, rural views. Timber flooring. Fitted storage units.

DELUXE FAMILY BATHROOM

Contemporary, white, five piece suite comprising freestanding bath, separate, oversized, tiled shower enclosure, semi pedestal wash hand basin, WC and bidet. Thermostat controlled mains shower unit. Illuminated mirror over sink. Part tiling to walls. Tiled floor.

EXTERNAL

Double gates, leading to generous sized private driveway area, finished in tarmac.
Front garden, finished in lawn, trees and shrubbery.
External lighting.
Seamless aluminium guttering.
Side and rear gardens, finished in lawn, patio areas and range of plants, trees and shrubbery.
Open aspect to rear.
Outside tap.
Enclosed service area.

MATCHING DETACHED DOUBLE GARAGE 25'11" x 18'11" (wps)

Twin, power operated, PVC coated, roller shutter doors. Separate, manual, PVC coated, roller shutter door to rear. Partitioned store room. Power, light and access to roof space.

GARDEN ROOM

ENTRANCE HALL

PVC double glazed front door with matching side screens, leading to entrance area. Herringbone style, wood laminate floor covering. Part panelling to walls.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising vanity unit and WC. Half panelling to walls. Herringbone style, wood laminate floor covering.

MAIN ROOM 19'3" x 12'1"

Herringbone style, wood laminate floor covering.

REAR HALL

Herringbone style, wood laminate floor covering. Access to store. PVC double glazed French door to rear.

KITCHENETTE 8'3" x 5'6"

Range of fitted high and low level storage units with contrasting, melamine work surface. Stainless steel sink unit. Space for under counter fridge. Herringbone style, wood laminate floor covering.

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.







Exceptional, modern, Kudos built, family detached home with large matching detached double garage and separate, substantial garden room, all occupying a mature site situated off Old Ballyrobin Road, Muckamore.

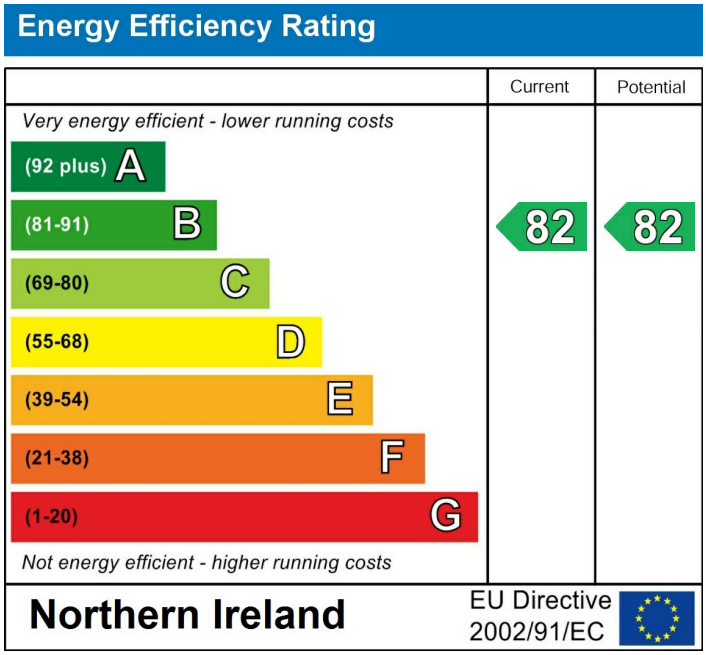
The property comprises entrance hall, furnished cloakroom, dining room, open through to lounge area with custom built media wall, open through to luxury fitted kitchen with informal dining area and walk in pantry, utility room, principal bedroom with walk in dressing room/wardrobe and deluxe en suite shower room, three further bedrooms, to include guest bedroom with deluxe en suite shower room, and separate deluxe family bathroom.

Externally, the property enjoys double gates leading to generous sized private driveway, finished in tarmac, matching detached double garage with partitioned store room, garden room with entrance hall, main room, rear hall, kitchenette and furnished cloakroom, and gardens front, side and rear, finished in lawn, patio areas and range of plants, trees and shrubbery.

Other attributes include PVC triple glazing, air source heat pump, underfloor heating throughout, open aspect to rear, rural views and convenient location.

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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