

CLOVER BROOK, LARNE OFFERS OVER £229,000

Recently constructed, FOUR Bedrooms and Four Bathrooms (one WC) over three floors make this a very desirable family home.

Presented to an exceptional standard throughout this will appeal to many buyers due to its location minutes from the main Belfast Bus Route. Early viewing highly recommended !

Very well presented Semi detached
Three Storeys
Living Room
Kitchen / Dining
Ground floor WC
Four Bedrooms (master ensuite)
Full family bathroom
Further shower room on third floor
Enclosed rear garden with patio area
Detached garage
Gas heating
Excellent location in a popular residential area
Easy access to Larne Town Centre for schools and all local amenities
Minutes from main A8 with transport links in all directions

Parking options: Driveway, Garage, Off Street
Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Ground Floor

Entrance hall

Composite door opening into an attractive and spacious hallway. Tiled flooring .

Living room

w: 4.57m x l: 3.48m (w: 15' x l: 11' 5")

Beautiful room. Feature media style wall with wall mounted electric fire. Dual windows. Laminate wood flooring.

Kitchen/Dining

w: 5.66m x l: 3.58m (w: 18' 7" x l: 11' 9")

Excellent range of high and low level units in a light grey with contrasting laminate work surfaces in a white marble block effect. Additional units added to give a u shape breakfast bar with an integrated wine cooler. Four ring hob, under oven, extraction, integrated dishwasher, integrated fridge freezer and space for washing machine. Tiled flooring leading through to Dining area. Ample space for table. French doors to rear garden

WC

w: 1.74m x l: 0.9m (w: 5' 9" x l: 2' 11")

white suite featuring low flush WC, corner pedestal sink and tiled flooring

FIRST FLOOR:

Master bedroom

w: 3.56m x l: 3.39m (w: 11' 8" x l: 11' 1")

Great size double with dual windows and panelled decor wall

En-suite

w: 2.57m x l: 0.9m (w: 8' 5" x l: 2' 11")

White suite comprising low flush WC, wall mounted sink, shower cubicle with folding doors and thermostatically controlled shower. Tiled flooring

Bedroom 2

w: 3.58m x l: 3.14m (w: 11' 9" x l: 10' 4")

Great size double room

Bathroom

w: 2.42m x l: 2.37m (w: 7' 11" x l: 7' 9")

Lovely family bathroom comprising low flush WC, corner bath, separate corner shower cubicle with rain shower head over and second extension head, vanity sink unit with double drawers. Tiled flooring

SECOND FLOOR:

Shower Room

w: 2.49m x l: 2.05m (w: 8' 2" x l: 6' 9")

White suite comprising low flush WC, wall mounted sink, corner shower cubicle with thermostatically controlled shower. Lots of space. Tiled flooring

Bedroom 3

w: 3.34m x l: 3.08m (w: 10' 11" x l: 10' 1")

(at widest) Another great size room currently presented as office with sofa bed.

Bedroom 4

w: 4.54m x l: 3.47m (w: 14' 11" x l: 11' 5")

(at widest in to dormer)

4th great size room with space for a double bed and storage

Outside

Garage

w: 5.06m x l: 3.29m (w: 16' 7" x l: 10' 10")

PVC side door and roller shutter front door.

Light and power.

Insulated and plastered internally.

Upstairs floored for extra storage

Garden

Front garden laid in lawn with paviour pathway.

Large driveway with parking for numerous cars

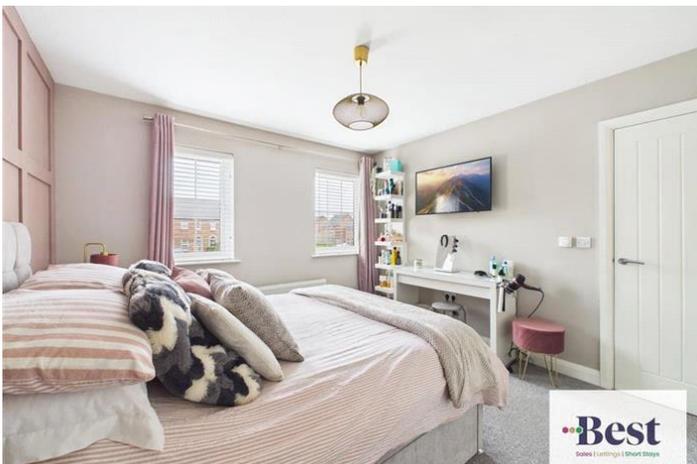
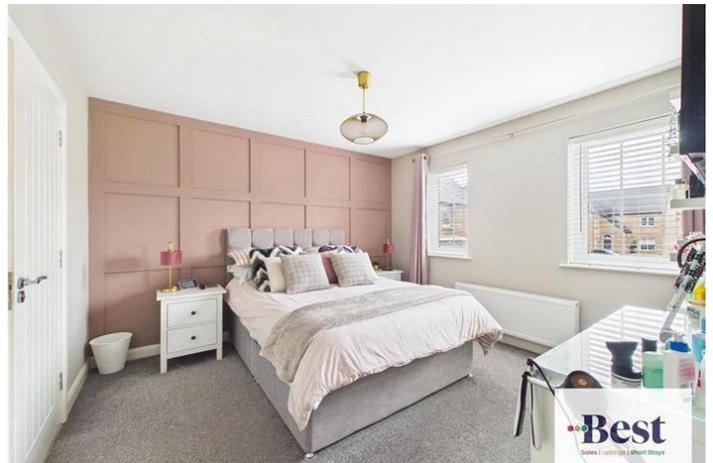
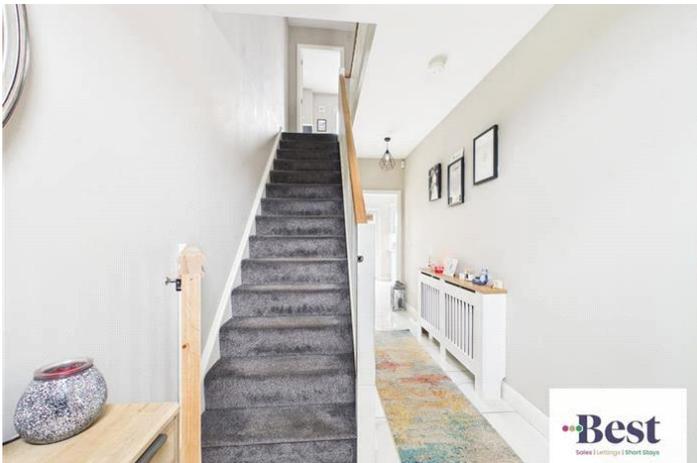
Rear garden

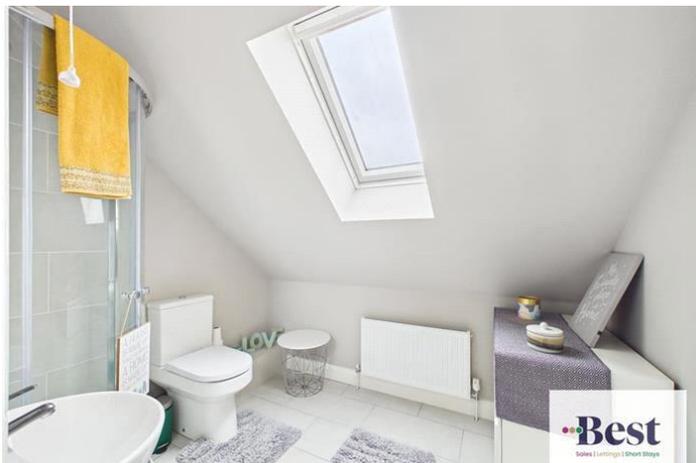
Fully enclosed. Paviour patio leading to lawn area.

Great family and entertaining spot.

Outside tap. Electric points. Shed behind garage.

PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct their own surveying/ legal representative prior to completion.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.