

## 11B Bournalon Road, Antrim, BT41 1NZ



**PRICE Offers Over  
£399,950**

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**Nestled in the charming area of Antrim, 11b Bourlon Road presents an exquisite opportunity to acquire a stunning detached bungalow.**

**This immaculate property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. The heart of the home is undoubtedly the beautiful kitchen, equipped with high-end appliances such as a 'Neff' hide and slide oven that will delight any culinary enthusiast.**

**The bungalow features three well-appointed bedrooms, including a master with luxury ensuite and tilt and turn stained glass window. A delightful sunroom extends the living space, allowing you to bask in natural light while enjoying views of the stunning landscaped gardens that grace the rear of the property. These gardens are a true highlight, offering a serene outdoor retreat for relaxation or entertaining.**

**Additionally, the property includes a detached garage, providing secure storage and parking options. The presence of solar panels not only enhances energy efficiency but also contributes to a more sustainable lifestyle.**

**In summary, 11b Bourlon Road is a remarkable bungalow that combines elegance, comfort, and modern amenities in a desirable location. This property is perfect for those seeking a tranquil yet stylish living environment. Do not miss the chance to make this exceptional home your own.**

## FEATURES

- Spacious entrance hall with vaulted ceiling, fully porcelain tiled floor / Cloaks cupboard / WC
- Lounge 17'3" x 16'2" with stunning vaulted ceilings and free-standing cast iron stove / 'French' double doors to the rear
- Kitchen into informal Dining area 23'8" x 13'10"
- Luxury white contemporary style units and polished granite worktops
- Integrated appliances to include a 'Neff' hide and slide oven and a combination Oven/Microwave, a 'Belling' induction hob, two 50/50 split fridge freezers and a dishwasher
- Three exceptional bedrooms including master with luxury ensuite and tilt and turn stained glass window
- Luxury four piece family bathroom including a double ended panel bath and fully enclosed shower
- Sunroom 14'10" x 10'3" with engineered wood flooring
- Generous site with substantial parking / Various patio and decked areas / Beautifully landscaped gardens to the rear
- Underfloor heating / Ducted ventilation with heat recovery / Vendor owned solar panels / Detached garage



## ACCOMMODATION

Oak front door with sidelights and over light leading to;

### ENTRANCE HALL

Large and welcoming entrance hall with porcelain tiled wood effect flooring. Vaulted ceiling. Low voltage downlights. Step up to raised hallway. Large cloaks cupboard with shelving, electric consumer unit and converter unit for solar panels. (please note, the solar panels are fully owned by the vendor)



### SUNROOM / DINING ROOM 14'10" x 10'3" (4.542 x 3.132)

Engineered wood flooring. Low voltage down lights. Feature tilt and turn windows. Oak effect PVC double glazed "French" doors to rear and main hallway.



### LOUNGE 17'3" x 16'2" (5.280 x 4.942)

Vaulted ceiling. Feature free standing wood burning stove with glass hearth. Dual aspect windows. Feature slate wall. Oak effect PVC double glazed "French" doors to rear.





### **KITCHEN INTO INFORMAL DINING 23'8" x 13'10" (7.223 x 4.228)**

Luxury white contemporary style high and low level kitchen units with corner display cabinet, inset lighting and brushed stainless steel handles. Polished granite work tops with matching up-stands and contrasting tiling above. Matching kitchen island offering additional storage and breakfast bar style seating. Inset stainless steel sink unit with fluted drainer and "Quooker" boiling water tap with filtered water facility. Integrated appliances to include a four ring "Belling" induction hob with stainless steel pyramid style over head extractor fan and feature tiled splash back. Mid level "Neff" hide and slide combi oven and grill and a further "Neff" combi oven/microwave below. Two 50/50 split integrated fridge freezers and under counter dishwasher. Low voltage downlights. Dual aspect windows.



### **UTILITY ROOM 11'6" x 5'10" (3.514 x 1.789)**

Matching white contemporary style kitchen units and contrasting worksurfaces. Concealed integrated "Worcester Green Star" gas combi boiler. Single drainer stainless steel sink unit with chrome mixer tap. Space for washing machine and tumble dryer. Oak effect PVC double glazed door with sidelight to side. Access to loft.



## W/C

Modern white suite comprising a push button low flush W/C. Pedestal corner wash hand basin with 'Monobloc' chrome mixer tap. Low voltage downlights. Partially tiled walls with decorative boarder.

## BEDROOM 1 12'11" x 11'4" (3.943 x 3.472)

Porcelain tiled wood effect flooring. Feature stained glass tilt and turn window. PVC double glazed door to side. Feature twin ceiling light points.

## ENSUITE

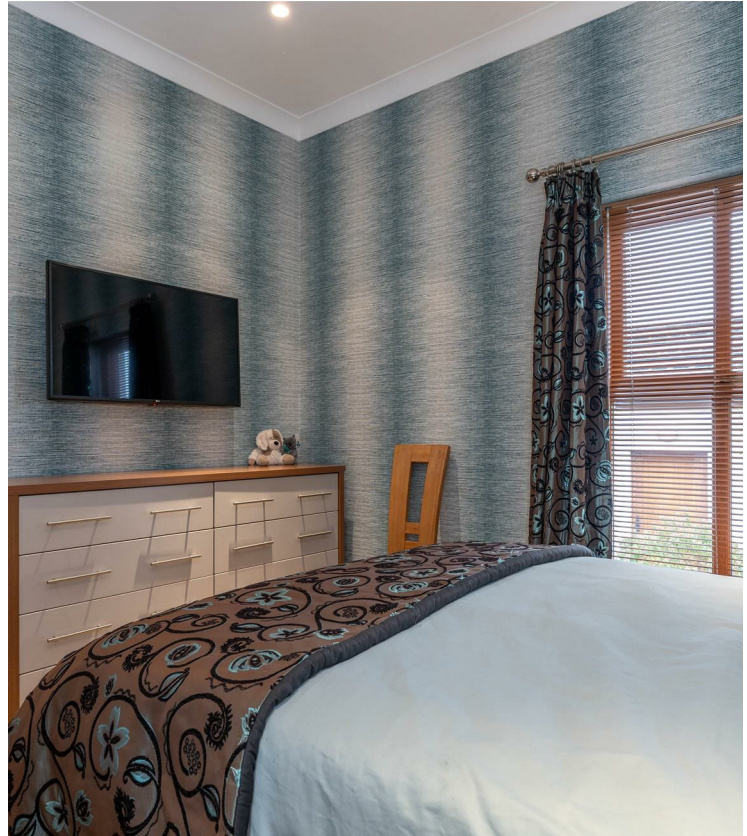
Luxury three piece suite comprising a fully tiled wall to wall shower with 'Drench' shower head, secondary attachment and glazed sliding door. Half pedestal wash hand basin with 'Monobloc' chrome mixer tap. Push button low flush W/C. Fully tiled walls and Porcelain tiled flooring. Low voltage downlights.





### **BEDROOM 2 11'5" x 10'6" (3.486 x 3.223)**

Porcelain tiled wood effect flooring. Integrated storage cupboard with sliding mirror and glass doors. Dual aspect windows. Low voltage downlights.



### **BEDROOM 3/DRESSING ROOM 12'1" x 8'0" (3.685 x 2.457)**

Full wall with built-in wardrobes with some part glazed doors and long chrome handles. Porcelain wood effect fully tiled floor.



### **FAMILY BATHROOM**

Luxury four piece family bathroom comprising a double ended panel bath with feature contemporary style chrome tap and shower attachment. Fully enclosed shower cubicle with drench shower head, secondary attachment and glazed door. Moulded wash hand basin in wall mounted vanity with feature "monobloc" chrome mixer tap and storage below. Push button low flush W/C. Fully tiled floor and partially tiled walls. Low voltage downlights. Polished chrome heated towel rail.





## OUTSIDE

Mixed stone driveway with motion sensor automatic LED lighting and extensive parking for up to ten cars. Two timber sheds with power and lighting may be purchased by separate negotiation. Pedestrian gates to either side leading to rear. Raised timber decking. Brick Pavia pathway bordering property and leading to front door with twin wall lights. Access to;

## DETACHED GARAGE 15'8" x 12'9" (4.789 x 3.888)

Cavity wall and roof space insulation. Wood laminate floor. Power and light. Roller shutter door. PVC service door to outside. Outside tap. Bin area to rear.

## REAR GARDEN

Fully enclosed rear garden with superb privacy and sun orientation. Brick pavia pathway from side with raised timber decking. Following around to step leading to raised neat lawn and feature patio. Well stocked raised mixed stone flower borders. Feature wall with stainless steel balustrading and reinforced glass. Raised, well stocked flower bed to rear. Outside power sockets.

## TIMBER SUMMER HOUSE 9'7" x 9'7" (2.929 x 2.941)

Oak veneered laminate flooring. Dual aspect windows. Full electrics. Electric consumer unit. Insulated.

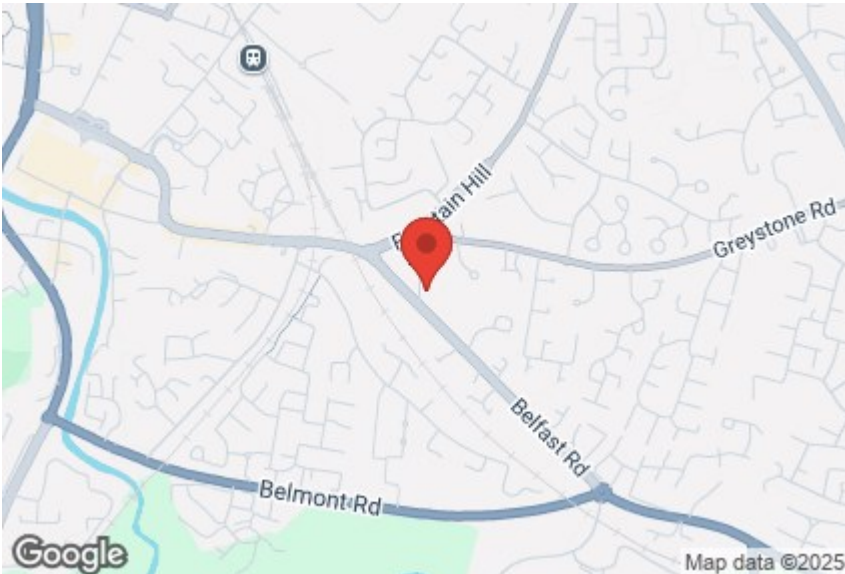
## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	<b>99</b>	<b>99</b>
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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