

## 5 Novara Park, Antrim, BT41 1PA



### PRICE Offers Over £324,950

This is an excellent opportunity to purchase a deceptively spacious three plus bedroom detached house with three reception rooms and an attached garage occupying a slightly elevated site in this highly sought after residential development just off the Belfast Road, close to Antrim town centre and all local amenities. Originally constructed as four bedroom property, a previous owner has cleverly utilized one bedroom as a walk through dressing room to gain access to a newly formed, large bedroom with dormer window and access to a large ensuite (previously used as a bedroom) resulting in three well proportioned first floor bedrooms with the principal now benefiting from both a dressing room and a well appointed ensuite shower room with W/C. With plenty of potential on the ground floor to create a fourth bedroom by converting the generously proportioned lounge, this has the additional benefit of being adjacent to the ground floor W/C making the creation of an ensuite to this room relatively straight forward. Extending to almost 1,500Sq.Ft. this well appointed family home is likely to appeal to a wide range of potential purchasers.

Early viewing strongly recommended.

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## FEATURES

- Entrance porch 12'6 x 4'10 with fully tiled floor and mahogany effect PVC double glazed door to / Entrance hall with staircase to first floor
- Dining room with feature corner window / Open to Living room 17'4 x 10'10 with open fire and feature sandstone surround (plumbed for gas)
- Lounge / Bedroom 4 18'11 x 11'11 with open fire and feature raised hearth / PVC double glazed door to side
- Kitchen with informal dining 19'7 x 9'11 with full range of beech effect "Shaker" style high and low level units / Quartz work surfaces / Space for range style cooker
- Utility with full range of maple effect "Shaker" style units / Ground floor W/C
- First floor landing with access to loft
- Originally four bedrooms but now re-configured into Three well proportioned first floor bedrooms / Master with large ensuite shower room
- Family bathroom with bath and separate fully tiled shower cubicle
- Mahogany effect PVC double glazed windows and front and side doors / Oil-fired central heating / PVC fascia and soffits
- Asphalt driveway with access to attached garage / Boiler house and storeroom to rear / Generous gardens with elevated mature site / Gardens in neat lawn and paved patio areas

## ACCOMMODATION

Mahogany effect PVC double glazed entrance door and sidelights to:

### ENTRANCE PORCH

**12'6 x 4'10 (3.81m x 1.47m)**

Fully tiled floor. Low voltage down lights. Mahogany effect PVC double glazed door and feature leaded glass sidelights to:

### ENTRANCE HALL

Staircase to first floor with mahogany handrail and feature wrought iron balustrade. Wood laminate floor. Open to under stairs. Single radiator.

### DINING ROOM

**11'11 x 10'5 (3.63m x 3.18m)**

Feature corner window. Double radiator. Open archway to:

### LIVING ROOM

**17'4 x 10'10 (5.28m x 3.30m)**

Open fire (plumbed for gas) with feature sandstone surround. Part polished cast iron inset and slate tiled hearth. Double radiator.

### LOUNGE

**18'11 x 11'11 (5.77m x 3.63m)**

Open fire with raised hearth. Mahogany effect PVC double glazed door to side. Two double radiators.

### KITCHEN INTO INFORMAL DINING

**19'7 x 9'11 (5.97m x 3.02m)**

Full range of Beech "Shaker" style high and low level units with short chrome handles, glazed opaque displays, open shelving and quartz work surfaces. Stainless steel sink unit and inset drainer. Space for range style cooker with overhead extractor fan. Part tiled walls to work surfaces. Imitation bench style seating to dining. Fully tiled floor. Low voltage downlights. Mostly glazed door to:

## UTILITY ROOM

10'11 x 5'2 (3.33m x 1.57m)

Full range of Maple effect "Shaker" style larder units. Single drainer stainless steel sink unit and mixer taps. Space for fridge freezer. Part tiled walls to work surfaces. Fully tiled floor. Hard wood single glazed door to rear.

## GROUND FLOOR W/C

9'11 x 4'11 (3.02m x 1.50m)

White suite comprising push button low flush W/C, inset moulded wash hand basin with mixer taps, storage above and below. Sliding mirrored doors to built-in cloaks storage. Part tiled walls. Fully tiled floor. Single radiator.

## FIRST FLOOR LANDING

Double radiator. Access to loft via "Slingsby" style wooden ladder.

## DRESSING ROOM

10'5 x 7'4 (3.18m x 2.24m)

Door to built-in wardrobe. Single radiator. Open archway to:

## BEDROOM 1

22'5 x 10'10 (6.83m x 3.30m)

(into dormer) into full wall of built-in wardrobes. Low voltage downlights. Double radiator.

## ENSUITE

13'1 x 9'0 (3.99m x 2.74m)

Modern white suite comprising corner push button low flush W/C and half pedestal wall mounted wash hand basin with "monobloc" mixer taps. Fully tiled corner off-set quadrant shower cubicle. Fully tiled walls to shower area. Fully tiled floor. Single radiator.

## BEDROOM 2

11'11 x 9'2 (3.63m x 2.79m)

Louvered door to built in wardrobe. Single radiator.

## BEDROOM 3

11'10 x 9'5 (3.61m x 2.87m)

into built-in wardrobe with overhead lockers. Single radiator.

## BATHROOM

8'10 x 5'9 (2.69m x 1.75m)

Tiled panel bath with off set taps and shower attachment, pedestal wash hand basin with feature mixer taps and push button low flush W/C. Fully tiled shower cubicle with "Triton" electric shower unit and sliding cubicle door. Fully tiled walls and floor. Single radiator.

## OUTSIDE

Garden to front in neat lawn and mature conifers. Asphalt drive with parking for 4 plus cars. Access to attached garage. Roller shutter door. Pavier brick drive to side. Gate to fully enclosed garden to rear in neat lawn, pavier brick pathway. Low level shrub display. Greenhouse.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

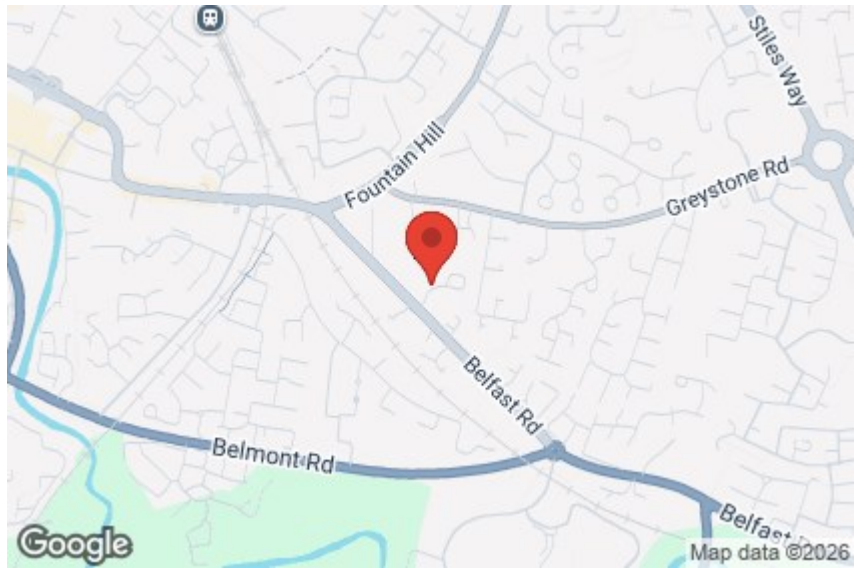
Please note, none of the services or appliances have been tested at this property.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>	<b>52</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	<b>70</b>



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