

12 Kirbys Meadow, Antrim, County Antrim, BT41 1FP



**PRICE Offers Over
£299,950**



We are delighted to offer for sale this stunning four-bedroom detached family home offering a rare opportunity to enjoy luxury living in a peaceful, highly convenient and exclusive setting. Designed with modern family life in mind, the property boasts spacious, flexible accommodation finished to an exceptional standard throughout.

Step inside to a beautifully appointed living room centred around a charming free-standing multi-fuel stove—ideal for cosy evenings and relaxed entertaining. A bright and stylish sunroom adds further living space, flooding the home with natural light and providing seamless access to the private rear garden. The contemporary kitchen and dining area create the perfect heart of the home, well-equipped for family meals and social gatherings.

Upstairs, the principal bedroom features its own ensuite and excellent built-in storage, complemented by three further well-proportioned bedrooms and a luxurious four-piece family bathroom.

Kirby's Meadow is a prestigious and well-regarded development, known for its quality homes and peaceful surroundings. Ideally located just minutes from Antrim town centre, residents enjoy easy access to a wide range of local amenities including shops, schools, parks, and cafes. Excellent transport links via road and rail connect the area to Belfast and beyond, making it an ideal location for commuters and families alike.

This is a superb opportunity to secure a beautifully presented home in a prime setting—offering space, style, and outstanding convenience in one of Antrim's most sought-after addresses.

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BT39 9AA
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Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Spacious entrance hall with ceramic floor tiling / staircase to first floor with oak moulded handrail and white painted redwood spindles
- Large Living room 16'10" x 16'6" with bay and dual windows and feature free standing multi fuel stove
- Kitchen with informal dining 17'4" x 11'8" / Open to large sunroom 11'11" x 9'6"
- Fully fitted range of light grey 'Shaker' style high and low level kitchen units with complimentary worktops / Ceramic tiled flooring
- Integrated four ring gas hob, mid level combination oven/grill, dishwasher and fridge freezer / Utility room with space for washing machine and tumble dryer
- Four well proportioned bedrooms to first floor to include principal with ensuite and integrated storage
- Four piece family bathroom comprising a corner panel bath and enclosed shower
- Bevelled skirting and Architraves / Anthracite PVC windows / Seamless aluminium guttering / Gas fired central heating
- Fully enclosed garden to the rear offering excellent privacy
- Constructed in 2022 and well positioned in this sought after and exclusive development

ACCOMMODATION

OUTSIDE FRONT

Tarmac Drive to side with space for three cars. Raised, neat lawn area with brick pathway to front door. Outside light

ENTRANCE HALL

Composite front door with sidelights leading to a spacious entrance with fully tiled wood effect flooring. Staircase to first floor with moulded handrail turned balustrading. Double radiator.

LIVING ROOM

16'10" x 16'6" (5.145 x 5.051)

Exceptionally well proportioned living area. Feature freestanding multifuel stove on a slate hearth. Wood effect tiled flooring with double doors leading to kitchen. Double radiator.

GROUND FLOOR WC

Modern white suite, comprising a pedestal wash hand basin with "Monobloc" chrome mixer tap and tiled splashback. Low flush push button W/C. Wood effect tiled flooring. Single radiator

KITCHEN / INFORMAL DINING

17'6" x 11'8" (5.340 x 3.573)

Fully fitted range of "Shaker" style mid grey high and low level kitchen units with short black handles, white complimentary worktops with metro wall splashback tiling and over counter lighting. One and a quarter bowl composite sink unit with chrome mixer tap and pelmet down lighting above. Kitchen peninsula with additional work surfaces and storage. Integrated appliances to include, four ring gas hob with black steel pyramid style overhead extractor fan and low level combination oven/grill. Integrated dishwasher. Space for an American style fridge freezer. Wood effect tiled flooring. USB plug sockets. Low voltage down lights. Double radiator. Double doors to the living room.

SUNROOM

11'11" x 9'6" (3.657 x 2.904)

Wood effect tiled flooring. Double radiator. PVC double glazed door to rear.

UTILITY

8'2" x 6'2" (2.512 x 1.883)

Matching range of low level "Shaker" style units in mid grey with complimentary worktops. Single drainer stainless steel sink unit with chrome mixer tap. Space for washing machine and tumble dryer. Wood effect tiled flooring. Double radiator. PVC double glazed door to rear.

FIRST FLOOR LANDING

Access to loft. Hot press with pressurised water cylinder. Single radiator.

PRINCIPAL BEDROOM

16'11" x 11'10" (at max) (5.160 x 3.608 (at max))

Large internal storage cupboard. Double radiator, Door to;

ENSUITE

Modern white suite comprising a wall to wall shower with rainfall shower head, secondary attachment, PVC panelling to walls and glazed sliding door. Wall mounted 'vanity' wash hand basin with "monobloc" mixer tap, tiled splash back and storage below. Low flush push button W/C. Extractor fan. Fully tiled floor, Chrome towel radiator.

BEDROOM 2

11'8" x 9'1" (3.570 x 2.783)

Double radiator.

BEDROOM 3

8'0" x 7'8" (2.462 x 2.343)

Double radiator

BEDROOM 4

9'10" x 8'4" (at max) (3.010 x 2.561 (at max))

Integrated over stairs storage, Single radiator.

FAMILY BATHROOM

8'0" x 6'5" (2.460 x 1.971)

Modern white four piece suite comprising of corner panel bath with chrome mixer and tiled splashback. Enclosed corner shower unit with 'rainfall' shower head, secondary attachment, PVC panelled walls and partially glazed shower door. Wall mounted 'Vanity' wash hand basin with "Monobloc" mixer tap and floor to ceiling tiled splash back. Low flush push button W/C. Extractor fan. Low voltage down light. Fully tiled floor. Chrome towel radiator.

OUTSIDE REAR

Fully enclosed rear garden with 6 ft timber fencing to either side. Neat lawns with pedestrian gate to front and retaining wall to rear offering excellent privacy. Large paved patio with stone border. Outside tap and light.

IMPORTANT NOTE TO ALL POTENTIAL PUTCHASERS;

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

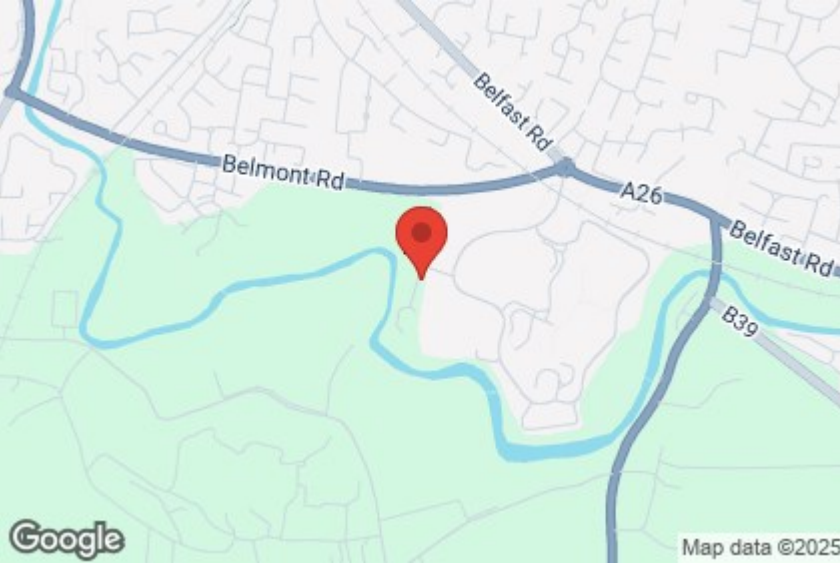
Please also be aware, property boundaries are an estimation and are to be confrimed via your solicitor.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	



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12 Church Street, Antrim, Co. Antrim, BT41 4BA
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