



24D Crumlin Road, Crumlin, BT29 4AG

- Impressive Detached Home (c.3,000 Sq Ft)
- Lounge; Sun Lounge With Wood Burning Stove
- Family Bathroom; Utility Room; Furnished Cloakroom
- Generous Driveway; Detached Double Garage
- Generous Sized Site Extending To c.0.6 Acres

- Four Bedrooms; Two With En Suite & Dressing Room
- Luxury Kitchen Open To Dining Room Area
- Under Floor & Oil Heating; PVC Double Glazing
- Two Bedroom Apartment Over Double Garage
- Rural Aspects Front & Rear; Immaculately Presented

Offers Over £550,000

EPC Rating B



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Dual tone, composite front entrance door with PVC double glazed side screens and arched fanlight over. Tiled flooring. Dual aspect windows. Recessed spotlights. Glazed double doors into:

ENTRANCE HALL

Tiled floor. Stairwell with glass balustrade and LED lighting inset to skirting, leading to first floor. Recessed spotlights.

FURNISHED CLOAKROOM 6'7" x 5'4"

Contemporary, two piece suite comprising vanity unit and concealed cistern WC. Part tiled walls. Tiled floor. Illuminated mirror over sink.

LOUNGE 15'0" x 13'3"

Dual aspect windows. Tiled floor. Electric focal point stove set on slate hearth with feature, split face, tiled inset. Coving to ceiling. Recessed spotlights.

KITCHEN WITH INFORMAL DINING AREA 18'8" x 13'4"

Luxury fitted kitchen with range of high and low level storage units and contrasting granite work surface area. Matching upstands. Inlaid stainless steel 1.5 bowl sink unit with swan neck mixer tap over. Breakfast bar island with contrasting low level storage units and granite work surface. Integrated, five ring, touch screen, induction hob with granite splash back and extractor canopy over. Integrated, eye level double oven, fridge freezer and dishwasher. Tiled floor. Recessed spotlights.



DINING ROOM OPEN THROUGH TO SUN LOUNGE 28'1" x 16'10" (wps)

Cast iron wood burning stove set on slate hearth. PVC double glazed bi-folding doors leading to paved patio area. Vaulted ceiling with recessed spotlights inset. Dual aspect windows. Tiled floor throughout.

UTILITY ROOM 11'11" x 6'7"

Range of high and low high level storage units and contrasting granite work surface with matching upstands. Stainless steel sink unit with mixer tap over. Plumbed for automatic washing machine. Space for tumble dryer. Tiled floor. Dual tone, double glazed, composite rear door with double glazed fanlight over.

PRINCIPAL BEDROOM 16'11" x 13'2"

Dual aspect windows, with tilt and turn twin windows to front elevation. Tiled floor. Recessed spotlights.

WALK IN WARDEROBE 9'8" x 7'4"

Integrated shelving and hanging space. Tiled floor. PVC double glazed frosted window. Recessed spotlights.

FULLY TILED WET ROOM STYLE SHOWER ROOM 9'7" x 5'4"

Wet room style shower with glass shower screen and electric shower unit, vanity unit and WC. Recessed spotlights. PVC double glazed frosted window. Illuminated mirror over sink.

FIRST FLOOR

LANDING

Recess for office/study area with velux window over. Access to shelved hot press (pressurised system) with light. Access via slingsby style ladder to partially floored roof space with light.

GUEST BEDROOM 17'4" x 13'2"

Recessed spotlights.

WALK IN WARDROBE 9'6" x 5'8" (wps)

Integrated shelving and hanging space. Power points. Recessed spotlights.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized, fully tiled shower enclosure, vanity unit and WC. Thermostat controlled shower unit with drench shower head over. Floor to ceiling splashback tiling to vanity unit. Chrome towel radiator. Illuminated mirror over sink. Recessed spotlights. Rural aspects to rear.

BEDROOM 3 15'0" x 13'4" (wps)

Recessed spotlights.

BEDROOM 4 13'4" x 11'8" (wps)

Recessed spotlights. Rural aspect to rear.

DELUXE FULLY TILED BATHROOM 13'6" x 9'3" (wps)

Contemporary, white, four piece suite comprising freestanding oval bath with freestanding shower attachment and mixer tap over, separate oversized shower enclosure, vanity unit and WC. Thermostat controlled shower unit with drench shower head over. Recessed spotlights. Illuminated mirror over sink. Chrome towel radiator.

EXTERNAL

Double pillars leading to generous sized private driveway area finished in tarmac. Front garden finished in lawn, bordered by ranch fencing and shrubbery. Large rear garden finished in lawn, paved patio areas, concrete service area and bordered with ranch fencing and shrubbery. External lighting. Outside tap.

MATCHING DETACHED DOUBLE GARAGE 24'10" x 20'9"

Twin, power operated, PVC coated roller shutter doors. Strip lighting and power points. Recess for additional storage area encompassing pressurised hot water tank for first floor accommodation. Range of high and low level storage units with melamine work surface and space for under counter fridge. Oil fired central heating boiler.

ADJOINING FIRST FLOOR TWO BED APARTMENT

PVC double glazed entrance door leading into:

ENTRANCE HALL

Wood laminate floor covering. Stairwell leading to first floor. Access door into double garage.

FIRST FLOOR



OPEN PLAN LIVING / KITCHEN / DINING 27'9" x 13'1" (wps)

Modern fitted kitchen with range of high and low level storage units and contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay and swan neck mixer tap. Breakfast bar return. Integrated four ring hob. Integrated under counter electric oven. Space for under counter fridge. Wood laminate floor covering throughout. Recessed spotlights.

BEDROOM 1 11'4" x 10'7" (wps)

Wood laminate floor covering. PVC double glazed window. Access into:

BEDROOM 2 15'7" x 9'9" (wps)

Wood laminate floor covering. Access into bedroom 1 and lounge area.



Impressive, detached family home extending to c.3,000 sq ft enjoying rural aspects front and rear, plus matching detached garage with adjoining first floor two bedroom apartment, occupying a prime c.0.6 acre site located off the Crumlin Road, Crumlin.

Finished to a high standard throughout, the property comprises entrance porch, entrance hall, furnished cloakroom, lounge with electric stove, luxury fitted kitchen open to dining room and sun lounge with cast iron wood burning stove, separate utility room, four well proportioned bedrooms, to include principal and guest bedrooms both with walk in wardrobe/dressing room and deluxe en suite shower room, and family bathroom with contemporary, four piece suite.

Externally, the property enjoys generous sized private driveway area finished in tarmac, matching detached double garage with adjoining, first floor two bedroom apartment, and large gardens front and rear finished in lawn, paved patio areas, and bordered with ranch fencing and shrubbery.

Other attributes include oil fired central heating (under floor heating to ground floor level), and PVC double glazing.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

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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