



## 24C Crumlin Road, Crumlin, BT29 4AG

- Impressive Detached Family Home (c.3,000 Sq Ft)
- Lounge With Wood Burning Stove; Sun Lounge
- Family Bathroom; Four Piece Suite
- Under Floor & Oil Heating; PVC Double Glazing
- Generous Sized Gardens Front, Side And Rear
- Four Bedrooms; Two With En Suite & Dressing Room
- Luxury Kitchen Open To Dining Room Area
- Utility Room; Furnished Cloakroom
- Generous Driveway; Large Detached Garage
- Rural Aspects Front & Rear; Immaculately Presented

Offers Over **£465,000**

EPC Rating B





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

Composite front entrance door with double glazed side screens and arched fanlight over. Dual aspect windows. Tiled floor. Recessed spotlights. Glazed, panelled double doors leading into:

#### ENTRANCE HALL

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

#### FURNISHED CLOAKROOM

Contemporary, two piece suite comprising vanity unit and WC. Tiled floor. PVC panelled splashback to sink.

#### LOUNGE 14'11" x 13'3"

Cast iron wood burning stove set on polished granite hearth. Wood laminate floor covering. Dual aspect windows with twin windows to front elevation. Recessed spotlights.

#### KITCHEN 18'10" x 13'5"

Luxury fitted kitchen with range of high and low level storage units and complementary granite work surface with matching upstands. Inlaid stainless steel 1.5 bowl sink unit with swan neck mixer tap over. Integrated four ring, touch screen hob with granite splashback and extractor fan over. Integrated, eye level double oven. Space for American style fridge freezer. Integrated dishwasher. Breakfast bar island with contrasting low level storage units and granite work surface to match kitchen. Tiled floor. Recessed spotlights. Open through to:



### **DINING ROOM THROUGH SUN LOUNGE 28'0" x 16'9" (wps)**

Tiled floor throughout. Recess for stove. Double glazed, bi-folding doors leading to patio area. Dual aspect windows. Recessed spotlights.

### **UTILITY ROOM 12'0" x 6'3"**

Range of high and low level storage units to match kitchen and complementary melamine work surface. Matching upstand. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Space for tumble dryer. Tiled floor. Recessed spotlights. Composite, double glazed door leading to driveway.

### **PRINCIPAL BEDROOM 16'11" x 13'3"**

Wood laminate floor covering. Twin windows to front elevation. Dual aspect windows. Recessed spotlights.

### **WALK IN WARDROBE 9'8" x 7'3"**

Wood laminate floor covering. Recessed spotlights. Light, power and window to rear.

### **EN SUITE SHOWER ROOM 9'8" x 5'6"**

Contemporary, three piece suite comprising oversized shower enclosure, vanity unit and WC. Thermostat controlled shower unit with drench shower head over. PVC panelled splashback to shower and sink. Tiled floor. Recessed spotlights.

## **FIRST FLOOR**

### **LANDING**

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

### **GUEST BEDROOM 17'4" x 13'3"**

Rural aspect to front. Recessed spotlights.

### **WALK IN WARDROBE 9'4" x 6'8"**

Light, radiator and velux window.

### **EN SUITE SHOWER ROOM 9'4" x 6'2"**

Contemporary, three piece suite comprising fully panelled, quadrant shower enclosure, vanity unit and WC. Thermostat controlled shower unit with drench shower head over. Floor to ceiling panelled splashback to sink. Wall mounted heated towel radiator. Tiled floor. Recessed spotlights.

### **BEDROOM 3 14'11" x 13'3"**

Recessed spotlights. Rural aspects to front.

### **BEDROOM 4 13'5" x 11'9"**

Recessed spotlights.

### **FAMILY BATHROOM 13'6" x 9'5" (wps)**

Contemporary, four piece suite comprising oval freestanding bath with central mounted mixer tap, fully panelled quadrant shower enclosure, vanity unit and WC. Thermostat controlled shower unit with drench shower head over. Floor to ceiling splashback panelling to sink. Tiled floor. Wall mounted heated towel radiator. Recessed spotlights.

## **EXTERNAL**

Double pillars leading to generous sized private driveway finished in decorative stone.

Front and side gardens finished in lawn.

External lighting.

Rear garden finished in lawn and raised paved patio area.

Rural aspects to front and rear.

PVC oil storage tank (set to rear of garage).

PVC soffits, fascia and rainwater goods.

Outside tap.

### **LARGE MATCHING DETACHED GARAGE 25'7" x 15'7"**

PVC coated roller shutter door, separate service door, light, power, PVC double glazed window and oil fired central heating boiler.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





**Impressive, detached family home extending to c.3,000 sq ft enjoying rural aspects front and rear, plus matching detached garage, occupying a prime site located off the Crumlin Road, Crumlin.**

**Finished to a high standard throughout, the property comprises entrance porch, entrance hall, furnished cloakroom, lounge with wood burning stove, luxury fitted kitchen open to dining room and sun lounge with recess for 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 decorative stone, matching detached garage, and gardens front, side and rear finished in lawn and paved patio area.**

**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) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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