



## 'Willow Tree Lodge', 32 Lurgan Road, Crumlin, BT29 4QB

- Impressive Family Detached Home
- Sun Lounge; Wood Burning Stove
- Utility Room; Furnished Cloakroom
- Principal En Suite & Dressing Room
- Driveway; Yard; Garage; Workshop
- Five Bedroom; Two+ Reception
- Luxury Fitted Kitchen
- Deluxe Family Bathroom
- Oil Heating; PVC Double Glazing
- Gardens and Sand Paddock

Offers Over £550,000

EPC Rating B



32 Lurgan Road, Crumlin, BT29 4QB



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, Georgian style front door with matching side screens and fan light over. Tiled floor. Stairwell to first floor gallery landing. Access to cloakroom. Coving to ceiling, continuing throughout remainder of home.

#### LOUNGE 13'8" x 13'3"

Ready for installation of stove.

#### KITCHEN THROUGH DINING ROOM 28'0" x 13'2"

Luxury fitted kitchen with range of high and low level storage units with contrasting solid granite work top. Matching island unit with breakfast bar area. Inlead stainless steel sink unit. Space for range style oven with extractor hood over. Integrated fridge freezer and dishwasher. Solid granite upstands and sill. Space for wine fridge. Tiled floor. Access to walk in shelved larder. Open arch leading to:

#### SUN LOUNGE 14'8" x 11'8"

Triple aspect windows. PVC double glazed French doors leading to rear garden. Slate clad inglenook recess with cast iron wood burning stove on slate hearth. Tiled floor.

#### REAR HALL

Tiled floor. PVC double glazed door to rear garden.



### UTILITY ROOM 9'6" x 7'1"

Range of fitted storage units with contrasting melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Tiled floor.

### FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

### BEDROOM 5/STUDY 9'0" x 6'6"

Tiled floor.

## FIRST FLOOR

### GALLERY LANDING

Access to shelved hot press and roof space.

### PRINCIPAL BEDROOM 13'7" x 13'5"

Walk in wardrobe.

### DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower with drench shower head. Splashback tiling and illuminated mirror over sink. Tiled floor.

### BEDROOM 2 13'5" x 13'4"

Twin built in wardrobes.

### BEDROOM 3 13'5" x 12'5"

Dual aspect windows.

### BEDROOM 4 13'6" x 8'9"

Dual aspect windows.

### DELUXE FAMILY BATHROOM

Contemporary, white, four piece suite comprising freestanding bath, separate fully tiled oversized shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Tiled feature wall and illuminated mirror over sink. Tiled floor.

### EXTERNAL

Electric operated gates leading to generous sized private driveway area finished in tarmac.

Front and side gardens finished in lawn and paving.

Stone clad entrance porch with granite steps.

External lighting.

PVC soffits, fascia and rainwater goods.

Rear garden finished in lawn and paved patio area.

Brick built barbeque.

Outside tap.

PVC oil storage tank.

### LARGE MATCHING DETACHED GARAGE 17'8" x 17'8"

PVC coated roller shutter door. Power, light and oil fired central heating boiler.

### REAR YARD FINISHED IN TARMAC

### SAND PADDOCK

### WORKSHOP 62'0" x 29'0"

Power operated roller shutter door. Separate service door. 5 stable bays. Part first floor mezzanine area. Power and light.

### IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation.





Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

**Immaculately presented, family detached home with matching detached garage, workshop, yard and sand paddock, occupying a private site, conveniently situated on the periphery of Crumlin town.**

**The property offers adaptable accommodation and currently comprises entrance hall, lounge, home office/bedroom five, kitchen through dining room with luxury fitted kitchen, sun lounge with wood burning stove, rear hall, utility room, furnished cloakroom, gallery landing, four further bedrooms, to include principal bedroom with walk in wardrobe and en suite shower room, and separate deluxe family bathroom, with contemporary white four piece suite.**

**Externally, the property enjoys electric operated gates leading to generous sized driveway, large matching detached garage, rear yard, workshop, sand paddock, workshop with stables, and gardens finished mainly in lawn and paved patio area.**

**Other attributes include oil heating, PVC double glazing, and extensive range of quality finishes throughout.**

**Early viewing highly recommended.**



Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 83                      | 83        |
| (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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