



## 8 Grange Road, Nutts Corner, Crumlin, BT29 4TE

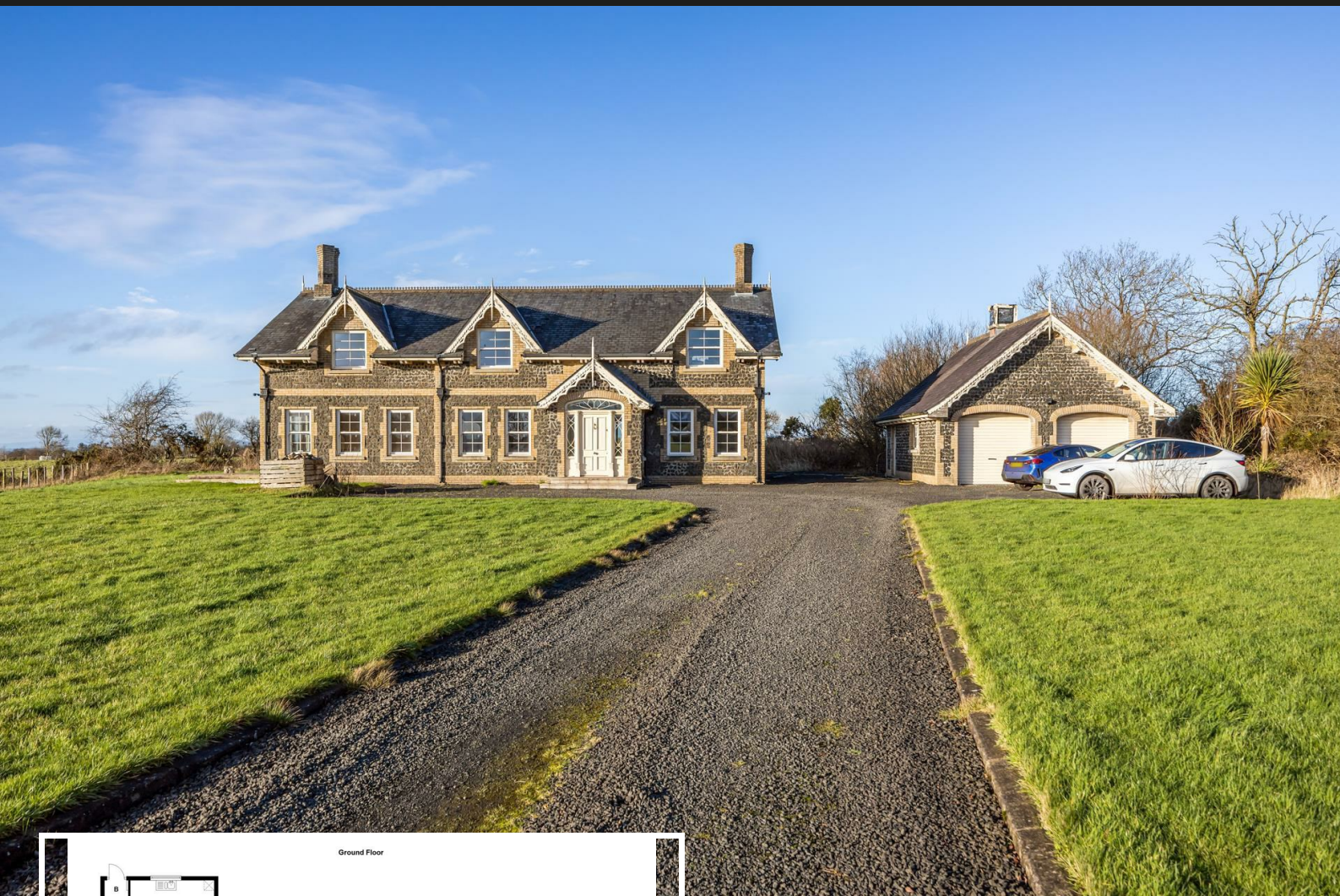
- Impressive Detached Family Home (c.4,275 sq ft)
- Kitchen With Informal Dining Area
- Two En Suite Shower Rooms
- Oil Heating; Underfloor Heating (ground floor)
- Private Driveway; Double Garage
- Four Bedroom; Four+ Reception
- Utility Room; Two Furnished Cloakrooms
- Family Bathroom
- PVC Double Glazing; Beam Vacuum System
- Gardens Front, Side & Rear; Rural Views

Offers Over £585,000

EPC Rating C







## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, Georgian style front door with matching double glazed side screens and fanlight over. Tiled floor. Underfloor heating, continuing throughout remainder of ground floor level. Stairwell to first floor gallery landing.

#### FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink. Chrome towel radiator. Tiled floor.

#### LOUNGE 19'7" x 18'11" (wps)

Dual aspect windows enjoying rural views. Space for gas fire. Tiled floor. PVC double glazed French door leading to garden. Glass panelled French doors leading to:

#### DINING ROOM 25'9" x 13'4"

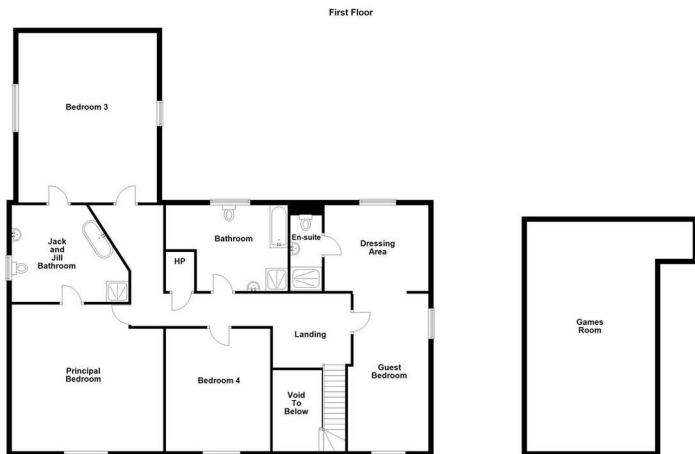
Tiled floor.

#### FAMILY ROOM 16'4" x 10'5" (plus recess)

Focal point fireplace. Tiled floor.

#### STUDY 13'5" x 11'1"

Tiled floor.



## REAR PORCH

Tiled floor. Access to comms room. PVC double glazed external door. Access to:

## REAR HALL

## KITCHEN WITH INFORMAL DINING AREA 13'9" x 19'6" (wps)

Dual aspect windows enjoying rural views. Tiled floor.

## UTILITY ROOM 13'9" x 10'1"

Range of fitted storage units with contrasting melamine work surface. Tiled floor. PVC double glazed external door.

## FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink. Chrome towel radiator. Tiled floor.

## FIRST FLOOR

## GALLERY LANDING

Access to hot press and roof space.

## PRINCIPAL BEDROOM 19'8" x 19'0" (wps)

## ENSUITE BATHROOM

White, four piece suite comprising free standing bath, separate fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Tile effect panelling to walls. Tiled floor.

## GUEST BEDROOM 20'8" x 9'10"

Open arch leading to:

## WALK IN WARDROBE/DRESSING ROOM 13'5" x 11'1"

## FULLY TILED ENSUITE SHOWER ROOM

White three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Chrome towel radiator.

## BEDROOM 3 22'0" x 18'1"

## FAMILY BATHROOM

White, four piece suite comprising panelled bath, separate fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head. Part tiling to walls. Tiled floor.

## EXTERNAL

Generous sized private driveway finished in stone. Gardens front, side and rear finished mainly in lawn and patio areas. External lighting.

## MATCHING DETACHED DOUBLE GARAGE 22'10" x 20'11"

Twin PVC coated roller shutter doors. Power, light and oil fired central heating boiler. Access to:

## REAR HALL

External door, Beam vacuum hub and fixed stairwell leading to:

## FIRST FLOOR AREA 30'4" x 11'8" (wps)

## 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, four bedroom/four+ reception, detached family home, extending to circa 4,275 sq ft, plus garaging, occupying a prime site with private driveway/entrance lane, situated on Grange Road, Nutts Corner, Crumlin.**

**The property comprises entrance hall, lounge, family room, dining room, study, kitchen with informal dining area, utility room, two furnished cloakrooms, four well-proportioned bedrooms, to include two with en suite shower rooms, and separate family bathroom with white, four piece suite.**

**Externally, the property enjoys generous sized private driveway, double garage with room above, and garden area to front, side and rear.**

**Other attributes include oil heating, underfloor heating (ground floor), Beam vacuum system, PVC double glazing, and delightful rural views.**

**Early viewing highly recommended.**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>72</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 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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