



## 16 Chestnut Grange, Glenavy, Crumlin, BT29 4GR

- Immaculately Presented Semi D
- Lounge; Wood Burning Stove
- Kitchen With Informal Dining Area
- Utility Room; Furnished Cloakroom
- Oil Heating; PVC Double Glazing
- Three Bedroom; Two+ Reception
- Sun Lounge
- Luxury Fitted Kitchen
- Deluxe Bathroom; En Suite
- Private Driveway; Matching Detached Garage

Offers Over £265,000

EPC Rating B





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, Georgian style panellled front door with matching fanlight over. Tiled floor. Stairwell to first floor with oak newel posts and handrail. Access to under stairs store. Feature height ceiling. Half panelling to walls.

#### FURNISHED CLOAKROOM

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

#### LOUNGE 14'11" x 13'8"

Slate tile clad, inglenook recess with slate hearth and stone surround. Cast iron wood burning stove. Tiled floor.

#### KITCHEN WITH INFORMAL DINING AREA 15'0" x 13'8"

Luxury fitted kitchen with comprehensive range of high and low level storage units with contrasting solid quartz worktop. Matching island unit with breakfast bar area. Inlaid colour coded sink unit. Space for range style oven with extractor hood over. Integrated fridge freezer and dishwasher. Solid quartz upstands and splashback to walls. Tiled floor. Open arch leading to:

#### SUN LOUNGE 11'7" x 11'6"

Vaulted ceiling. Dual aspect windows. Tiled floor. PVC double glazed French door to rear garden.



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

Range of fitted storage units with contrasting quartz effect melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for wine fridge. Splashback tiling to walls. Tiled floor. PVC double glazed door to rear garden.

### **FIRST FLOOR**

#### **LANDING**

Half panelling to walls. Wood laminate floor covering. Access to shelved hot press. Access to large, floored, roof space area via slingsby style ladder.

#### **PRINCIPAL BEDROOM 12'4" x 11'8" (plus wardrobe space)**

Uninterrupted rural view to front elevation. Wall to wall fitted wardrobes and storage system. Wood laminate floor covering.

#### **DELUXE EN SUITE SHOWER ROOM**

Contemporary white three piece suite comprising floating vanity unit, fully tiled shower enclosure and WC. Thermostat controlled main shower unit with drench shower head. Illuminated mirror over sink. Chrome towel radiator. Tiled feature wall. Tiled floor.

#### **BEDROOM 2 12'8" x 9'11"**

Panelled feature wall. Built in media wall with storage units. Wood laminate floor covering.

#### **BEDROOM 3 10'7" x 9'0"**

Wood laminate floor covering.

#### **DELUXE FULLY TILED BATHROOM**

Contemporary white four piece suite comprising panelled bath, shower enclosure, floating vanity unit and WC. Thermostat controlled main shower unit. Chrome towel radiator. Illuminated mirror over sink.

#### **EXTERNAL**

Generous sized private driveway finished in brick paviour.

External lighting.

Outside tap.

Fully enclosed low maintenance rear garden finished in brick paviour.

Paved service area with PVC oil storage tank.

External power points.

#### **MATCHING DETACHED GARAGE 19'7" x 12'3"**

PVC coated roller shutter door. Separate service door to rear garden. Power, light, alarm system and oil fired central heating boiler.

#### **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, extended, three bedroom semi detached home, with sun lounge and matching detached garage, occupying a prime, end of cul-de-sac position, enjoying uninterrupted rural views, within the well sought after Chestnut Grange development, Glen Road, Glenavy, Crumlin.*

*The property comprises entrance hall, furnished cloakroom, lounge with wood burning stove, kitchen with informal dining area, luxury fitted kitchen, sun lounge, utility room, three well-proportioned bedrooms, to include principal en suite, and separate, deluxe family bathroom.*

*Externally, the property enjoys private driveway finished in brick pavior, matching detached garage, and low maintenance, fully enclosed rear garden.*

*Other attributes include oil heating and PVC double glazing.*

*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>86</b>	<b>86</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	

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