



12 Kings Court, Templepatrick, BT39 0EB

- Impressive Family Detached Home
- Four Bedroom; Three+ Reception
- Luxury Fitted Kitchen
- Deluxe Bathroom
- En Suite Shower Room; Furnished Cloakroom
- Oil Heating; Double Glazing
- Generous Sized Driveway
- Double Garage; Utility Room
- Fully Landscaped Site (c.0.5 Acres)
- Immaculately Presented Throughout

Offers Over **£585,000**

EPC Rating E





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Mahogany, double glazed front door with matching side screens. Tiled floor. Glass panelled French doors leading to lounge. Stairwell to first floor.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising semi pedestal wash hand basin and WC. Half tiling to walls. Tiled floor.

DRAWING ROOM/LOUNGE 22'7" x 13'0" (wps)

Bay window to front elevation. Open fire in marble fireplace with matching hearth and mahogany surround.

DINING ROOM 15'3" x 12'11" (wps)

Bay window to front elevation.

FAMILY ROOM 13'1" x 13'0"

Open fire in marble fireplace with matching hearth and granite inset. Access to under stairs store. Wood laminate floor covering. Mahogany, double glazed, sliding patio door leading to rear garden.



KITCHEN WITH INFORMAL DINING AREA 21'6" x 11'8"

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 stainless steel 1.5 bowl sink unit. Integrated touch screen induction hob with extractor hood over. Integrated double ovens, dishwasher, larder fridge and separate larder freezer. Solid quartz upstands and splashback to wall. LVT flooring. Access to integral double garage and utility room.

FIRST FLOOR

LANDING

Access to store, hot press and roof space.

PRINCIPAL BEDROOM 14'9" x 11'10" (wps)

Fitted wardrobes and storage units with glass mirror panelled sliding doors.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled Aqualisa shower unit. Chrome towel radiator.

BEDROOM 2 18'4" x 12'11" (wps)

Bay window to front elevation. Wood laminate floor covering.

BEDROOM 3 13'0" x 12'9"

Wood laminate floor covering.

BEDROOM 4 12'6" x 9'8"

Range of fitted wardrobes and storage units. Wood laminate floor covering.

DELUXE FAMILY BATHROOM

Contemporary, white, four piece suite comprising central mounted, panelled bath, separate panelled shower enclosure, vanity unit and WC. Thermostat controlled Aqualisa shower unit. Chrome towel radiator. Part tiling to walls. Tiled floor.

EXTERNAL

Generous sized private driveway finished in tarmac.

Front and side gardens finished in lawn, slate chippings and range of plants, trees and shrubbery.

Entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Paved service area.

PVC oil storage tank.

Generous sized private rear garden finished in lawn, shrubs, hedgerow and paved patio area.

Outside taps.

INTEGRAL DOUBLE GARAGE 19'7" x 19'4" (wps)

Twin power operated roller shutter doors. Separate service door to rear garden. Power and light. Oil fired central heating boiler and roof space via slingsby style ladder.

UTILITY ROOM 7'10" x 7'10"

Range of fitted storage units with contrasting marble effect melamine worktop. Stainless steel sink unit. Plumbed for automatic washing machine.

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, four bedroom/three+ reception, detached family home, occupying a prime, fully landscaped site, extending to circa 0.5 of an acre, within the highly sought after Kings Court development, Templepatrick village.

The property comprises entrance hall, furnished cloakroom, lounge, dining room, family room, kitchen with informal dining area, luxury fitted kitchen, four well-proportioned bedrooms, to include principal bedroom, and separate deluxe family bathroom, with contemporary, white, four piece suite.

Externally, the property enjoys generous sized private driveway, integral double garage with utility room, and mature gardens to front, side and rear.

Other attributes include oil heating, double glazing, and convenient, village setting.

Early viewing highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	44	
(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 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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