

TEMPLETON  
ROBINSON



44 Tullywest Road,  
Nutts Corner,  
CRUMLIN,  
BT29 4SP

Offers Over  
£520,000

Viewing by  
appointment with  
& through agent  
028 90 663030



Constructed in 2005 with a high-spec finish and set on a private site this generously proportioned detached family home has been tastefully finished with many reclaimed materials and finishes above industry standards such as the feature wooden ceiling in the sun room and Calor gas fired Aga in the kitchen.

The accommodation is both spacious and flexible currently comprising three separate reception rooms, sun room, kitchen with casual dining area and six bedrooms, two

with en suite shower rooms. Externally the property is secure and private, well screened from the road with a stoned wall entrance and electric gates, ample parking and gardens in lawn.

In addition there is a partially constructed bungalow to the rear of the site that offers potential as a separat annex subject to viable planning permissions.

Early viewing is encouraged so not to miss out.



- Fantastic modern detached family home on private mature site
- Generous drawing room with reclaimed wooden floor and feature fireplace
- Dining room with matching wooden floor and double doors to sun room also with matching floor and feature wood panelled ceiling
- Cosy family room with matching wooden floor and fireplace
- Country style kitchen with Calor gas fired Aga, casual dining area and separate utility room
- Ground floor cloakroom with wc, first floor bathroom
- Four first floor bedrooms, master with walk-in robe and en suite shower room
- Two further bedrooms on the second floor (or study and games room), one with en suite shower room
- Electric entrance gates, laneway to ample parking and turning areas, generous front and rear gardens in lawns

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The Property Comprises:

## Ground Floor

Wooden front door and single glazed side panels to . . .

ENTRANCE PORCH: Reclaimed wooden floor. Inner door to . . .

RECEPTION HALL:

DRAWING ROOM: 26' 9" x 16' 1" (8.15m x 4.9m) Reclaimed wooden floor, cornice ceiling and ceiling rose.



Wooden and glazed double doors to . . .

DINING ROOM: 14' 6" x 13' 0" (4.42m x 3.96m) Reclaimed wooden floor, cornice ceiling and ceiling rose.



Wooden and glazed double doors to . . .

SUN ROOM: 14' 9" x 14' 0" (4.5m x 4.27m) (at widest points). Reclaimed wooden floor, feature wood panelling. uPVC double doors to rear.



KITCHEN: 19' 7" x 14' 6" (5.97m x 4.42m) Country style kitchen with extensive range of high and low level units, granite work surfaces, 1.5 bowl sink unit, glazed display cabinets, oil fired Aga with six ring ceramic hob, integrated fridge freezer, ceramic tiled floor, part tiled walls.



UTILITY ROOM: 10' 6" x 7' 11" (3.2m x 2.41m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine. uPVC door to rear.



WC: White suite, fully tiled.

FAMILY ROOM: 16' 1" x 14' 4" (4.9m x 4.37m) Matching wooden floor, black marble fireplace and polished granite hearth, cornice ceiling and ceiling rose.



Oak staircase to . . .

First Floor

LANDING: Cornice ceiling, stained glass window, shelved hotpress.



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BATHROOM: 11' 10" x 11' 1" (3.61m x 3.38m) Vintage bathroom suite comprising pedestal wash hand basin, low flush wc, roll top bath with ball and claw feet, circular shower tray with shower head above.

## AWAITING FOR NEW BATHROOM SHOT

BEDROOM (1): 14' 9" x 14' 4" (4.5m x 4.37m) Walk-in shelved wardrobe, uPVC double doors to faux balcony.

ENSUITE SHOWER ROOM: Comprising low flush wc, pedestal wash hand basin, double shower tray with Mira electric shower, immersion heater.



BEDROOM (2): 14' 10" x 14' 4" (4.52m x 4.37m) Built-in robe.



BEDROOM (3): 14' 4" x 12' 5" (4.37m x 3.78m) Built-in robe.

BEDROOM (4): 14' 4" x 9' 6" (4.37m x 2.9m)



Matching oak staircase to . . .

Second Floor

LANDING: Storage in eaves, twin Velux windows.



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BEDROOM (5): 19' 9" x 16' 2" (6.02m x 4.93m) Storage in eaves.

ENSUITE SHOWER ROOM: Feature white suite comprising low flush wc, pedestal wash hand basin, corner shower cubicle.

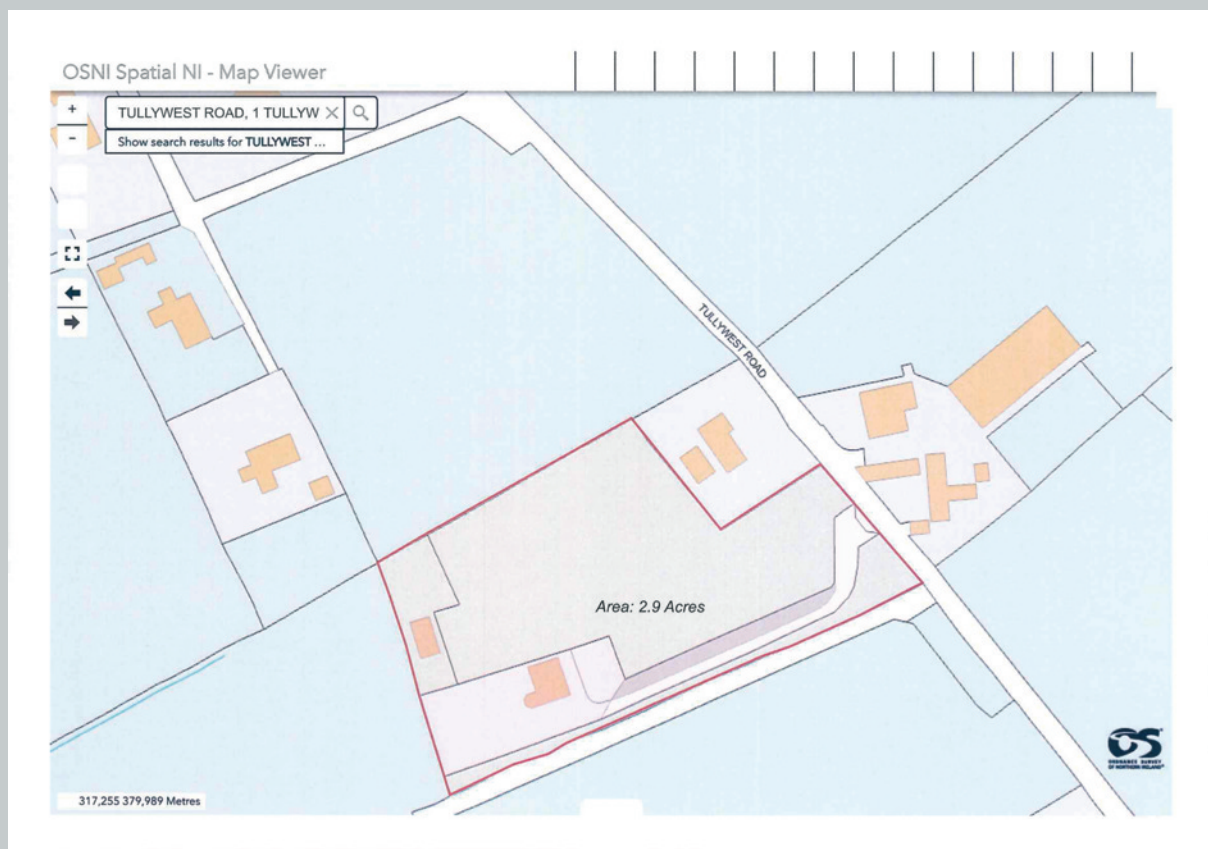
BEDROOM (6): 16' 2" x 14' 4" (4.93m x 4.37m)

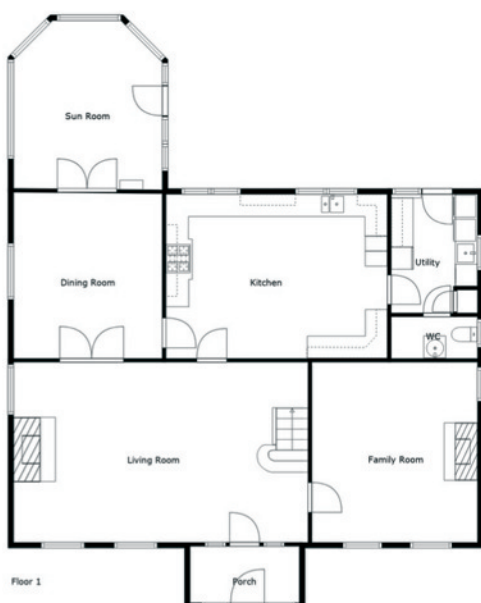
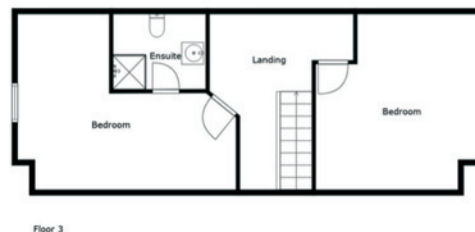


## Outside

Stone entrance pillars with electric gates to laneway leading to ample parking. Generous front and rear gardens in lawns with mature hedging and extensive terrace. Total site approximately 3 acres.







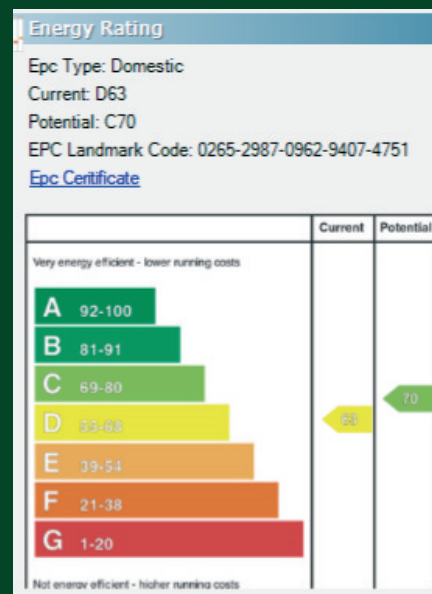
Sizes And Dimensions Are Approximate. Actual May Vary.

## Location:

Approaching Nutts Corner roundabout follow signpost for Crumlin onto the Nutts Corner Road. Tullywest Road is then second on the right and number 44 is approx 1 mile on the left.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 North Down - 028 90 42 4747  
 Lisburn - 028 92 66 1700

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