



**Brian
Todd**
.co.uk

23 Cranbourne View, Larne, BT40 2PZ

Offers Around £299,950

FEATURES

- **CLEVERLY EXTENDED DETACHED FAMILY HOME**
- **GAS FIRED CENTRAL HEATING**
- **U.P.V.C DOUBLE GLAZING**
- **EV CHARGING POINT**
- **OPEN FRONTAL AND REAR ASPECTS**
- **LOUNGE - SOLID WOOD FLOORING**
- **LUXURY FITTED KITCHEN - INTEGRATED APPLIANCES**
- **SEPARATE UTILITY ROOM**
- **DOWNSTAIRS GUEST W.C.**
- **WHITE BATHROOM SUITE**
- **FIVE BEDROOMS**
- **ENSUITE SHOWER ROOM**
- **EASILY MANAGED AND MAINTAINED GARDENS**
- **VIEWS TO THE COUNTRYSIDE AND COAST**
- **EXCELLENT STANDARD OF**

Occupying a prime, mature setting within one of Larne's most sought after residential areas, this beautifully presented and thoughtfully extended detached family home enjoys stunning views over the surrounding countryside and coastline. Finished to an exceptional standard throughout, the property offers generous and versatile accommodation.

Internally, it comprises of a welcoming lounge with solid wood flooring, a modern fitted kitchen complete with integrated appliances, and a casual dining area ideal for everyday family living. Additional ground floor space includes a separate utility room, a convenient guest W.C., and a spacious family room. Upstairs, the home provides five well proportioned bedrooms, including a principal bedroom with ensuite shower room, along with a contemporary family bathroom featuring a modern white suite.

Externally, the property is equally impressive, with a neatly maintained front garden laid in lawn and a large tarmac driveway offering ample parking for multiple vehicles. To the rear, a generous, low maintenance flagged patio area provides the perfect space for outdoor entertaining and relaxation.

Early viewing is highly recommended and strictly by appointment through the selling agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE PORCH: Tiled flooring.

ENTRANCE HALL: Tiled flooring. Storage off.

LOUNGE: High mantle fireplace with slate inset and hearth. Solid wood flooring. Double opening doors to dining area.

KITCHEN/DINING ROOM: Luxury fitted kitchen incorporating integrated gas hob, electric oven, extractor fan and fridge. Part wall tiling. Tiled flooring. Casual dining area.

FAMILY ROOM: Solid wood flooring.

UTILITY ROOM: Fitted upper and lower level fitted units. Single drawer sink unit. Plumbed for automatic washing machine. Tiled flooring.

GUEST W.C.: Incorporating W.C., and wash hand basin. Tiled flooring.

First Floor

MASTER BEDROOM: Built in wardrobes, and overhead storage. Views to the countryside.

EN-SUITE: White suite incorporating, W.C., wash hand basin and corner shower cubicle with "Mira Sport" electric shower. Part wall tiling.

BEDROOM (2): Views to the countryside, coast and beyond.

LANDING: With hot-press and attic access.

BEDROOM (3): Fitted wardrobes and drawer unit. Views to countryside.

BEDROOM (4):

BEDROOM (5): Built in storage. Coastal views.

BATHROOM: White suite incorporating low level W.C., Pedestal wash hand basin and panelled bath with "MIRA" electric shower and screen. Towel radiator. Part tiled walls.

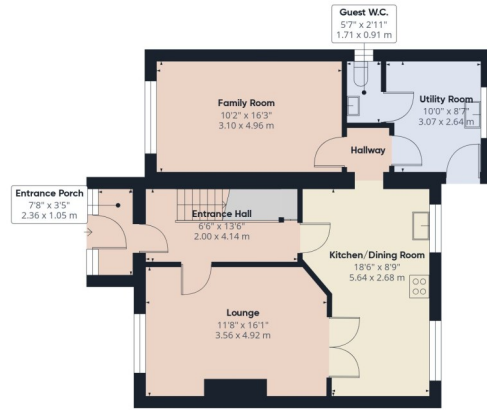
Outside

GARDENS: Front garden, laid to lawn.

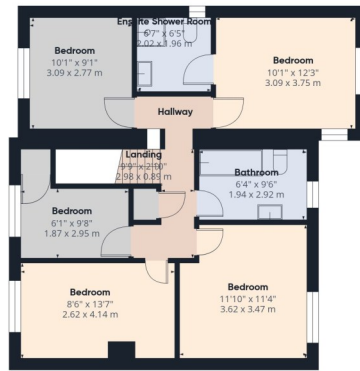
Large tarmac driveway with parking for several cars. Open frontal aspect.

Private rear garden laid in decorative paving. Shed. Superb countryside views.





Floor 0



Floor 1



Approximate total area[®]
1469 ft²
136.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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