



**Brian
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20 Whinfield, Larne, BT40 2LD

Offers Around £389,950

FEATURES

- DETACHED SPLIT LEVEL DETACHED FAMILY RESIDENCE
- OIL FIRED CENTRAL HEATING
- RECENTLY INSTALLED UPVC DOUBLE GLAZING
- STUNNING FAR REACHING COASTAL VIEWS FROM MOST ROOMS
- TWO RECEPTION ROOMS
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- RECENTLY NEWLY INSTALLED BATHROOM
- FOUR BEDROOMS
- ENSUITE SHOWER ROOM - MODERN WHITE SUITE
- GRANNY ANNEXE - COMPRISING OF A LOUNGE, FITTED KITCHEN, BEDROOM AND SHOWER ROOM
- NEWLY LAID LAMINATE WOOD FLOORING
- GARAGE WITH OVERHEAD STORAGE AND ROLLER DOOR
- EXCELLENT TWIN DECORATIVE CONCRETE PATIO AREAS
- REAR GARDEN LAID TO LAWN
- TAR MAC DRIVEWAY WITH APRKING FOR SEVERAL CARS
- FRONT GARDEN IN LAWN WITH RAISED FLOWER BEDS
- HIGHLY DESIRABLE RESIDENTIAL LOCATION

Occupying a mature elevated position within this highly regarded residential location and affording stunning far reaching coastal views, it is a pleasure to offer for sale, this deceptively spacious detached split level family home complete with Granny Annexe.

Offering excellent versatile living accommodation, the property comprises of a lounge with casual dining area, family room, fitted kitchen, newly installed bathroom, four bedrooms and ensuite shower room.

The separate Granny Annexe comprises of a lounge, fitted kitchen, bedroom and shower room.

Externally, the property has a front garden in lawn with raised flower beds, and to the rear, has a garden in lawn with mature hedging and spacious twin decorative concrete patio features.

Complete with a garage and spacious tar mac driveway with parking for several cars, this excellent property comes highly recommended. Viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Entrance Level

ENTRANCE HALL: Laminate wood flooring.

GUEST W.C.: Floor tiling. W.C. and wash hand basin.

LOUNGE: Feature fireplace with open fire. Solid wood flooring. Stunning far reaching coastal views. Casual dining area off.

FAMILY ROOM: Laminate wood flooring. Stunning coastal views. Currently used as a bedroom.

KITCHEN: Good range of fitted upper and lower level units. Integrated fridge/freezer and extractor fan. Stainless steel one and half bowled sink unit. Plumbed for dishwasher. Part wall tiling. Floor tiling. Again, with far reaching coastal views.

Lower Level

BEDROOM (1): Laminate wood flooring. Built in slide robes. Far reaching coastal views.

STORAGE ROOM: Laminate wood flooring. Radiator.

ENSUITE SHOWER ROOM: White suite incorporating push button W.C., vanity wash hand basin and double shower cubicle with power shower. Wall and floor tiling.

BATHROOM: Stunning newly finished room, complete with modern white suite which incorporates W.C., wash hand basin and panelled bath with electric shower. Towel radiator. Spot lighting. P.V.C. panelled walls. Floor tiling.

BEDROOM (2): Laminate wood flooring. Lovely far reaching coastal views.

BEDROOM (3): Laminate wood flooring. Stunning coastal views.

BEDROOM (4): Laminate wood flooring. Patio door feature. Currently used as a toy room.

GRANNY ANNEXE:

LOUNGE: Laminate wood flooring. Patio doors through to a patio area with water tap. Stunning far reaching coastal views.

KITCHEN: Range of upper and lower level fitted units with breakfast bar. Integrated extractor fan. Stainless steel one and a half bowled sink unit. Wall tiling.

BEDROOM (1): Laminate wood flooring. Far reaching coastal views.

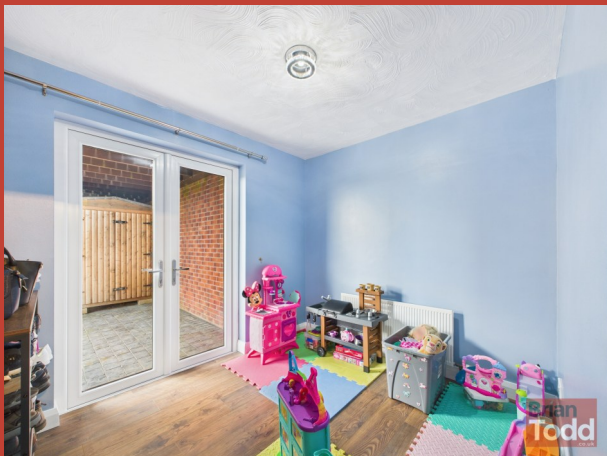
SHOWER ROOM: White suite incorporating push button W.C., vanity wash hand basin and double shower cubicle with electric shower. Wall and floor tiling.

Outside

GARAGE: Complete with overhead storage. Plumbed for automatic washing machine. Roller door.

GARDENS: Front garden in lawn with raised flower beds. Tar mac driveway with parking for several cars. Decorative concrete patio area leading onto a further decorative concrete parking area.

Steps down to a garden laid to lawn with mature hedging.





Floor 0



Floor 1

Approximate total area¹⁾

1944 ft²
180.6 m²

Balconies and terraces

160 ft²
14.9 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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		
69-80	C		
55-68	D		68 D
39-54	E	50 E	
21-38	F		
1-20	G		



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