



**Brian
Todd**
.co.uk

54 The Beeches, Larne, BT40 2DW

Offers Around £319,950

FEATURES

- CONTEMPORARY STYLE DETACHED VILLA
- OIL FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CCTV SYSTEM INSTALLED
- THREE RECEPTION ROOMS
- CONSERVATORY - FLOOR TILING
- MODERN FITTED KITCHEN
- SEPARATE UTILITY ROOM
- DOWNSTAIRS GUEST W.C.
- FAMILY BATHROOM - MODERN WHITE SUITE
- FOUR BEDROOMS
- ENSUITE SHOWER ROOM
- GARAGE - ROLLER DOOR
- ENCLOSED REAR GARDEN IN LAWN WITH FEATURE PATIO
- DRIVEWAY WITH PARKING FOR SEVERAL CARS
- FRONT GARDEN IN LAWN WITH BOUNDARY FENCING
- HIGHLY DESIRABLE RESIDENTIAL LOCATION
- CHAIN FREE

Situated in one of Larne's most desirable residential areas, this beautifully finished contemporary family home offers stylish living in a well established and sought after location.

Impeccably presented throughout, the property provides spacious, thoughtfully designed accommodation ideal for modern family life. The ground floor comprises a bright and welcoming lounge, a separate dining room that flows into a stylish conservatory, and a comfortable family room. A modern fitted kitchen is complemented by a separate utility room and a convenient downstairs guest W.C. Upstairs, the property offers four well proportioned bedrooms, including a principal bedroom with ensuite shower room. A contemporary family bathroom features a corner bath, creating a relaxing and functional space for the household.

Externally, the home benefits from a rear garden laid in lawn with a decorative patio area, perfect for outdoor entertaining. To the front, there is a lawned garden with boundary fencing and a spacious driveway providing parking for several cars, along with a detached garage fitted with a roller door.

Offered chain free and highly recommended for viewing, this superb home can be viewed strictly by appointment through the Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

LOUNGE: Solid wood flooring. Double opening French style doors through to:-

DINING ROOM: Solid wood flooring. Double opening patio doors through to:-

FAMILY ROOM: Solid wood flooring.

CONSERVATORY: Floor tiling. Access to rear garden.

KITCHEN: Modern range of fitted upper and lower level units with breakfast bar. Integrated extractor fan and dishwasher. Space for cooker. Stainless steel sink unit. Larder. Slate flooring.

UTILITY ROOM: Fitted sink. Plumbed for automatic washing machine.

GUEST W.C.: White suite incorporating W.C. and wash hand basin.

First Floor

BEDROOM (1): Laminate wood flooring.

ENSUITE SHOWER ROOM: White suite incorporating W.C., wash hand basin and separate shower cubicle. Tiling.

BEDROOM (2): Laminate wood flooring.

BEDROOM (3): Laminate wood flooring.

BEDROOM (4): Laminate wood flooring.

BATHROOM: White suite incorporating W.C., wash hand basin and corner bath.

Outside

GARAGE: With roller door.

GARDENS: Enclosed rear garden in lawn with feature patio. Front garden in lawn with decorative boundary fencing. Driveway with parking for several cars.



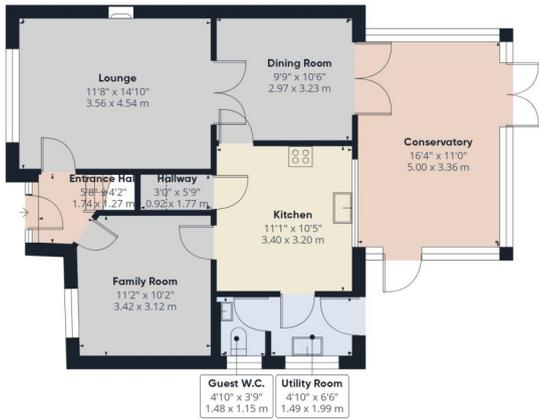
Approximate total area⁽¹⁾
 1538 ft²
 143 m²
 Reduced headroom
 10 ft²
 0.9 m²

(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



Floor 0 Building 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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