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**247 The Woods, Larne, BT40 1BD**

**Offers Around £365,000**

## FEATURES

- **SPLIT LEVEL DETACHED BUNGALOW**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **STUNNING FAR REACHING COASTAL VIEWS**
- **LOUNGE, FAMILY ROOM AND CONSERVATORY**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **SEPARATE UTILITY ROOM**
- **FAMILY BATHROOM WITH JACUZZI CORNER BATH AND SEPARATE SHOWER CUBICLE**
- **FOUR BEDROOMS**
- **ENSUITE SHOWER ROOM**
- **DOUBLE GARAGE WITH SPACIOUS BLOCK PAVEMENT DRIVEWAY**
- **FRONT GARDEN LAID TO LAWN**
- **ENCLOSED REAR GARDEN IN LAWN WITH FEATURE ORNAMENTAL POND, WATER FEATURE, PATIO AND DECKING AREAS**
- **HIGHLY REGARDED RESIDENTIAL LOCATION**

Occupying a mature corner site in a highly regarded residential location, it is a pleasure to offer for sale this beautifully presented and maintained split level detached family residence.

Affording panoramic far reaching coastal views, this impressive family home, provides deceptive living accommodation over three levels, which will no doubt lend itself to most families needs and requirements.

The accommodation comprises of a lounge, family room, conservatory, modern fitted kitchen with integrated appliances, separate utility room, guest W.C., family bathroom, four bedrooms and ensuite shower room.

Externally, the property provides plenty of space, to include meticulously well tended gardens laid to lawn, paved driveway with parking for several cars, large enclosed rear garden with patio, decking features and an ornamental pond with water feature.

This excellent rear garden area, again, affords panoramic views to the surrounding area, Ballygally Head, North Channel, Mull of Kintyre and beyond.

Only a short drive to Larne Town, the property is within easy reach of the famous Antrim Coast Road with local beaches and Country Park close to hand.

Highly recommended, viewing is strictly by appointment only through Agents.

## THE PROPERTY COMPRISES:

### Entrance Level

#### ENTRANCE PORCH:

#### ENTRANCE HALL:

**GUEST W.C.:** Incorporating W.C. and wash hand basin.

#### CONSERVATORY:

**KITCHEN:** Modern range of fitted upper and lower level units. Integrated gas hob, electric "NEFF" oven, microwave, extractor fan, fridge/freezer and dishwasher. Floor tiling. Spot lighting.

**UTILITY ROOM:** Fitted lower level units. Sink. Plumbed for automatic washing machine. Floor tiling. Decorative Dado rail and part wall tiling.

#### DOUBLE GARAGE:

### Upper Level

**LOUNGE:** A bright room, which affords stunning far reaching coastal views.

**FAMILY ROOM:** Again, an impressive room, which affords stunning far reaching coastal views.

**BEDROOM (4):** Currently used as a dining room.

### Ground Floor

**BEDROOM (1):** Range of built in mirrored sliderobes.

#### ENSUITE SHOWER ROOM:

**BEDROOM (2):**

**BEDROOM (3):**

**BATHROOM:** Modern white suite incorporating corner "Jacuzzi" bath, vanity wash hand basin and push button W.C. Corner shower cubicle with electric shower. Wall and floor tiling.

### Outside

**GARDENS:** Decorative block paved patio area with decking feature. Ornamental pond with water feature. Well tended garden in lawn.

Stunning far reaching coastal views.

Spacious decorative paved driveway, which provides ample parking for several cars.

Decorative pebbled area with front garden laid to lawn.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
 2216 ft<sup>2</sup>  
 205.8 m<sup>2</sup>

(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		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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