



**Brian
Todd**
.co.uk

51 Walnut Avenue, Larne, BT40 2WA

Offers Around £295,000

FEATURES

- **DOUBLE FRONTED DETACHED FAMILY HOME**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **CUL DE SAC LOCATION**
- **ALARM SYSTEM**
- **TWO RECEPTION ROOMS**
- **MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES AND CASUAL DINING AREA**
- **DOWNSTAIRS GUEST W.C.**
- **FAMILY BATHROOM**
- **FOUR BEDROOMS**
- **ENSUITE SHOWER ROOM**
- **INTEGRAL GARAGE WITH A WIDE SPACIOUS TARMAC DRIVEWAY**
- **FRONT GARDEN IN LAWN**
- **ENCLOSED REAR GARDEN IN LAWN WITH FEATURE PATIO**
- **DELIGHTFUL OPEN ASPECT TO THE FRONT**

Situated in a much sought after residential location, with excellent double frontage and located in a quiet cul-de-sac area of Larne, it is a pleasure to list this vast four bedroom detached family home.

Well presented and maintained throughout, this property affords excellent family, living accommodation which comprises of lounge, modern fitted kitchen with integrated appliances, casual dining area, downstairs guest W.C., family bathroom with white suite, four bedrooms and ensuite shower room.

Externally, the property benefits from an integral garage with a wide spacious tarmac driveway, front garden in lawn and an enclosed spacious rear garden in lawn with feature patio.

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

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

GUEST W.C.:

LOUNGE: Bay window. Feature high mantle fireplace.

KITCHEN/DINING AREA: Modern range of fitted upper and lower level units. Integrated electric hob, double oven, extractor fan and dishwasher. Plumbed for American fridge/freezer. Casual dining area. Floor tiling.

DINING ROOM:

First Floor

BEDROOM (1): Built in wardrobe.

ENSUITE SHOWER ROOM: Modern white suite incorporating W.C., vanity wash hand basin and separate shower cubicle. Floor and wall tiling.

BEDROOM (2): Laminate wood flooring.

BEDROOM (3): Laminate wood flooring.

BEDROOM (4): Bay window.

BATHROOM: Modern white suite incorporating W.C., vanity wash hand basin and Jacuzzi style bath. Floor and wall tiling.

Outside

GARAGE:

GARDENS: Front garden in lawn.

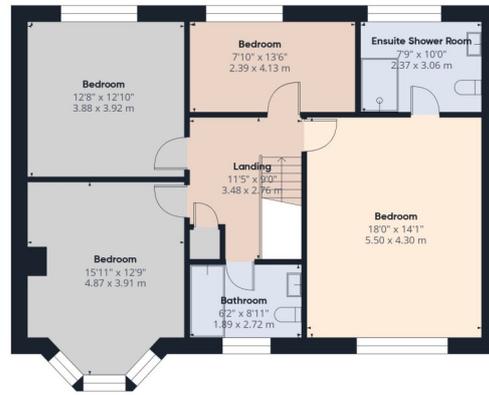
Wide tarmac driveway which provides parking for several cars.

Enclosed rear garden in lawn with patio feature.





Approximate total area⁽¹⁾
1850 ft²
171.9 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.

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

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