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.co.uk

40 Blackthorn Rise, Larne, BT40 2HJ

Offers Around £192,950

FEATURES

- **CONTEMPORARY STYLE SEMI DETACHED VILLA**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **ALARM SYSTEM INSTALLED**
- **MECHANICAL AIR VENT SYSTEM INSTALLED**
- **BRIGHT MODERN LOUNGE**
- **SUPERB FITTED KITCHEN - INTEGRATED APPLIANCES**
- **CASUAL DINING AREA WITH SLIDING PATIO DOOR FEATURE**
- **DOWNSTAIRS GUEST W.C.**
- **THREE BEDROOMS**
- **ENSUITE SHOWER ROOM**
- **BATHROOM - WITH MODERN WHITE SUITE**
- **FRONT AND SIDE GARDENS IN LAWN**
- **TARMAC DRIVEWAY**
- **EXCELLENT REAR GARDEN IN LAWN WITH MATURE SHRUBS, EXTENDED FEATURE PATIO WITH DECORATIVE WALL AND FENCED BOUNDARIES**
- **TASTEFULLY PRESENTED AND DECORATED THROUGHOUT**
- **CORNER SITE**
- **HIGHLY DESIRABLE RESIDENTIAL LOCATION**

Of recent construction and finished to an exceptional standard throughout, this stunning semi detached villa presents a superb opportunity for first-time buyers and growing families alike.

Occupying a generous corner site within one of Larne's most highly regarded residential areas, the property combines contemporary style with tasteful décor to create a home that is both stylish and practical.

Internally, the bright and welcoming lounge offers the perfect space to relax, while the modern fitted kitchen complete with a range of integrated appliances flows seamlessly into a casual dining area ideal for everyday family living and entertaining. A convenient downstairs guest W.C. enhances the ground floor accommodation. Upstairs, the property boasts three bedrooms, including a principal bedroom with ensuite shower room, alongside a family bathroom featuring a modern white suite.

Externally, the home continues to impress with front and side gardens laid in lawn, a tarmac driveway providing ample off-street parking, and an enclosed rear garden with mature shrubs, decorative wall and fenced boundaries. An extended decorative patio area offers an excellent space for outdoor dining and relaxation.

Highly recommended, early viewing is essential and strictly by appointment through the selling agents

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

GUEST W.C.: Modern white suite incorporating push button W.C. and feature floating wash hand basin. Floor covering.

LOUNGE: A bright family room with twin windows.

KITCHEN/CASUAL DINING AREA: Modern range of fitted kitchen units, incorporating integrated electric hob, oven, canopy style stainless steel extractor fan, dishwasher, fridge/freezer and washing machine. Stainless steel sink unit. Feature sliding patio door to casual dining area. Floor covering.

First Floor

LANDING: Hot-press. Access to roof space.

BATHROOM: Modern white suite incorporating push button W.C., feature floating vanity wash hand basin and panelled bath.

BEDROOM (1):

ENSUITE SHOWER ROOM: Modern white suite incorporating push button W.C., feature floating vanity wash hand basin and separate shower cubicle.

BEDROOM (2):

BEDROOM (3): Integrated wardrobe and shelving.

Second Floor

ROOFSPACE: Floored. Entered via extendable ladder.

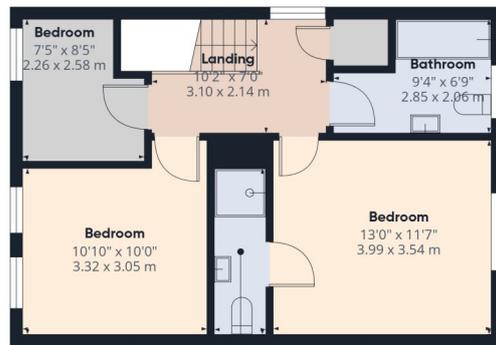
Outside

GARDENS: Front and side gardens in lawn. Tarmac driveway. Enclosed rear garden in lawn with mature shrubs. Extended decorative feature patio. Decorative wall and fenced boundaries.





Floor 0



Floor 1



Approximate total area^m

992 ft²
92.1 m²

Reduced headroom

1 ft²
0.1 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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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