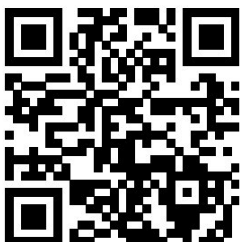




51 HOPEFIELD GRANGE, PORTRUSH



X 4



X 1



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	61
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £325,000

51 HOPEFIELD GRANGE, PORTTRUSH

This stylish and spacious detached home has been thoughtfully upgraded by the current owners to create a modern and comfortable living environment.

The ground floor offers a bright lounge, a large open-plan kitchen with patio doors to the rear garden, along with a utility room and WC. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with ensuite, and a contemporary main bathroom. The rear garden is both private and beautifully landscaped, featuring a fantastic garden room currently used as a bar and entertaining space.

Situated in a sought-after development, the property is ideally positioned close to Portrush town centre and its many attractions.

FEATURES

- Oil-fired central heating.
- uPVC double glazing.
- Recently updated kitchen and bathrooms.
- Landscaped garden with garden room.
- Reinforced foundation slab for potential sunroom (subject to statutory approvals).
- Tarmac driveway and integral garage.

ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £1,653.38

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE HALL

Part wood panelled walls; tiled floor.

LOUNGE

5.37 m x 4.01 m (17'7" x 13'2")

Cast iron fireplace set on a tiled hearth with wood surround; plantation shutters; laminate floor.

KITCHEN / LIVING / DINING

4.10 m x 6.20 m (13'5" x 20'4")

Range of fitted units; laminate work surfaces; stainless steel sink & drainer; integrated wine fridge; space for American style fridge freezer & range style cooker with extractor unit over; plumbed for dishwasher; space for dining; open to living area with patio doors leading to the rear; wall mounted electric heater; part wood panelled & tiled walls; recessed lighting; tiled floor.

UTILITY ROOM

1.77 m x 3.57 m (5'10" x 11'9")

Range of fitted units; laminate work surfaces; stainless steel sink & drainer; plumbed for washing machine; space for dryer; access to the integral garage; door to the rear; tiled floor; part tiled walls; recessed lighting.

DOWNSTAIRS WC

1.98 m x 0.88 m (6'6" x 2'11")

Toilet; vanity unit with wash hand basin; part wood panelled walls.

FIRST FLOOR

LANDING

Access to the roof space; shelved hot press.

BEDROOM 1

6.24 m x 3.58 m (20'6" x 11'9")

Double bedroom to the front.

STOREAGE ROOM

1.97 m x 1.12 m (6'6" x 3'8")

Laminate floor; light; potential walk in wardrobe.

ENSUITE

1.97 m x 2.35 m (6'6" x 7'9")

Tiled shower cubicle; toilet; wall mounted vanity unit with wash hand basin; back lit mirror; vinyl floor.

BEDROOM 2

5.37 m x 2.78 m (17'7" x 9'1")

Double bedroom to the front; part wood panelled walls; laminate floor.

BEDROOM 3

4.12 m x 3.61 m (13'6" x 11'10")

Double bedroom to the rear; part wood panelled walls; laminate floor.

BEDROOM 4

3.88 m x 3.32 m (12'9" x 10'11")

Double bedroom to the front; laminate floor.

BATHROOM

2.78 m x 2.49 m (9'1" x 8'2")

Panel bath; panelled shower cubicle; toilet; double wash hand basin with vanity unit; traditional heated towel radiator; part wood panelled walls; tiled floor; part tiled walls.

EXTERIOR

INTEGRAL GARAGE

6.16 m x 3.64 m (20'3" x 11'11")

Roller door; oil boiler; concrete floor; power & light.

GARDEN ROOM

4.42 m x 2.88 m (14'6" x 9'5")

Insulated timber frame garden room; fitted unit with shelving; power; recessed lighting; vinyl floor.

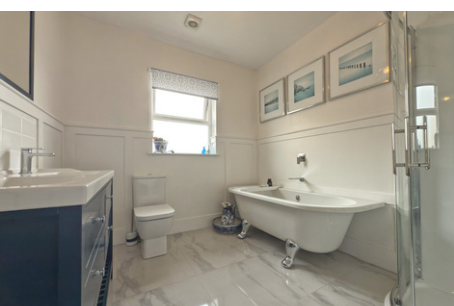
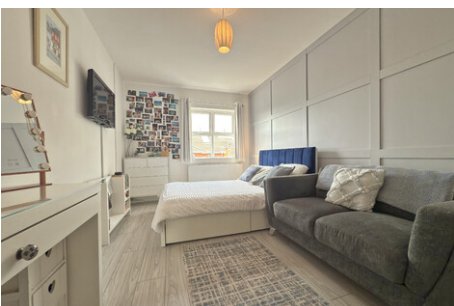
OUTSIDE FEATURES

- Fully enclosed South facing low maintenance rear garden.
- Paved patio area with ground foundations for potential development.
- Tarmac driveway & parking area to the front.
- Outside light & tap.



PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ
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PHOTOS



PHOTOS

