



## 15 Straidhavern Road, Nutts Corner, BT29 4SN

- Impressive Family Detached Home
- Kitchen Through Dining Room
- Deluxe Family Bathroom
- Large Private Driveway; Electric Operated Gates
- Fully Landscaped Site
- Four Bedroom / Three+ Reception
- Utility Room; Furnished Cloakroom
- Three En Suite Shower Rooms
- Matching Detached Garage With Floored Roof Space
- Semi Rural Setting

Offers Over £450,000

EPC Rating





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood double doors with matching double glazed fan light over. Tiled floor. Stairwell to first floor. Access to under stairs store. Double doors to lounge and family room.

#### FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Tiled floor.

#### LOUNGE 25'9" x 19'3"

Gas fire in tiled fireplace, with granite hearth and matching granite surround. Timber flooring. Triple aspect windows. PVC double glazed French doors to rear garden.

#### FAMILY ROOM 19'2" x 17'7"

Gas fire in tiled fireplace, with granite hearth and matching granite surround. Dual aspect windows. Timber flooring. Double doors leading to:

#### KITCHEN THROUGH DINING ROOM 24'1" x 19'1" (wps)

Modern fitted kitchen with range of high and low level storage units, with contrasting solid granite work surface. Matching island unit. Inlaid stainless steel 1.5 bowl sink unit. Space for American style fridge freezer. Space and plumbed for range style oven with extractor hood over. Plumbed for dishwasher. Solid granite upstands to walls. Tiled floor. PVC double glazed French doors to rear garden. Open arch leading to sun lounge.



**UTILITY ROOM 8'2" x 5'9"**

Range of fitted high and low level storage units, with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Tiled floor.

**SUN LOUNGE 19'1" x 15'1"**

Rural views to rear aspect. Tiled floor.

**FIRST FLOOR**

**LANDING**

Timber flooring. Dual aspect windows. Rural views front and rear.

**PRINCIPAL BEDROOM 24'2" x 19'2" (wps)**

Dual aspect windows. PVC double glazed French doors to Juliet style balcony. Timber flooring.

**EN SUITE SHOWER ROOM**

Contemporary white three piece suite comprising oversized panelled shower enclosure, wash hand basin and WC. Thermostat controlled mains shower with drench shower head. Chrome towel radiator. Splash back tiling to sink. Tiled floor.

**BEDROOM 2 19'1" x 12'4"**

Dual aspect windows enjoying rural views to front elevation. Timber flooring.

**EN SUITE SHOWER ROOM**

Contemporary, white three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Thermostat controlled mains shower. Part tiling to walls. Tiled floor.

**BEDROOM 3 12'10" x 11'10"**

Fitted wardrobes. Rural views to rear elevation. Timber flooring.

**EN SUITE SHOWER ROOM**

Contemporary white three piece suite comprising panelled shower, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Part panelling to walls. Splash back tiling to sink. Tiled floor.

**BEDROOM 4 19'2" x 8'9"**

Dual aspect windows enjoying rural views to front elevation. Wood laminate floor covering.

**DELUXE FAMILY BATHROOM**

Contemporary, white four piece suite comprising freestanding bath, separate fully tiled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit. Chrome towel radiator. Splash back tiling to sink. Tiled floor. Access to shelved hot press.

**EXTERNAL**

Electric operated double gates leading to generous sized private driveway area, finished in tarmac.

Gardens front, side and rear finished in lawn, and wide array of mature plants, trees and shrubbery.

External lighting.

PVC soffits, fascia and rainwater goods.

Paved patio area to rear.

Rural aspect to rear.

**MATCHING DETACHED DOUBLE GARAGE 23'5" x 22'1"**

Power operated, double roller shutter door. Separate PVC double glazed service door to rear garden. Power, light and radiator. Fixed stairwell leading to large floored roof space area, which may be suited for use as an annex, office or games room (subject to necessary checks and approval).

**IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property.

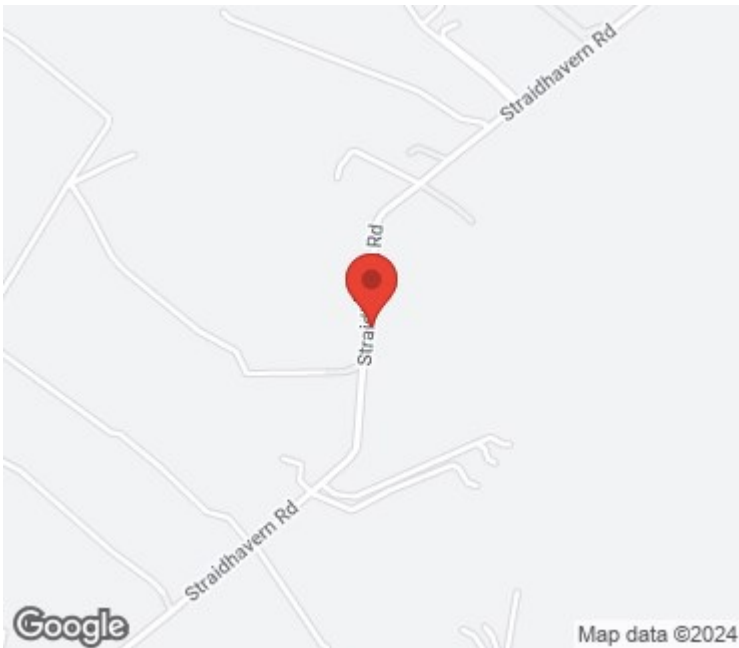
Purchasers should make/commission their own inspections if they feel it is necessary.







**Impressive four bedroom / three+ reception family detached family home with matching detached double garage (with floored roof space), occupying a fully landscaped site, located in a semi rural setting on the periphery of Antrim and Crumlin towns. The property comprises entrance hall, furnished cloakroom, entertainment sized lounge, separate family room, kitchen through dining room, utility room, large sun lounge, four well proportioned bedrooms, to include three with en suite shower rooms, and deluxe family bathroom with white four piece suite. Externally there are electric operated gates leading to generous sized private driveway area and gardens to front, side and rear finished in lawn, patio area and wide array of mature plants, trees and shrubbery. Other attributes include oil heating and PVC double glazing. Early viewing highly recommended to avoid disappointment.**



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>Northern Ireland</b>                     | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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