

RODGERS & BROWNE

6 Roddens Manor
The Roddens, Larne, BT40 1FE

Price £395,000



RM
RODDENS MANOR
THE RODDENS - LARNE
BT40 1FE

RODGERS
&
BROWNE
EXPERIENCE | EXPERTISE | RESULTS

The Agent's Perspective...

"A luxury detached new build family home situated on an elevated site with spectacular views of Larne Lough and beyond the coastline to Scotland. The exceptional build quality and premium specification leave little else to do but move your furniture in and enjoy the beautiful surroundings. This elegantly designed detached house is bright and airy with ample accommodation over the split-level layout with two plus reception rooms and four bedrooms as well as a family bathroom and ensuite facility to the main bedroom and two cloakrooms and utility. The stunning glazed balcony on the front elevation compliments the space to the side and rear of the house which has rolled out lawn and a patio area for all your relaxing and entertaining needs, along with an integral garage and driveway with space for several cars to park"



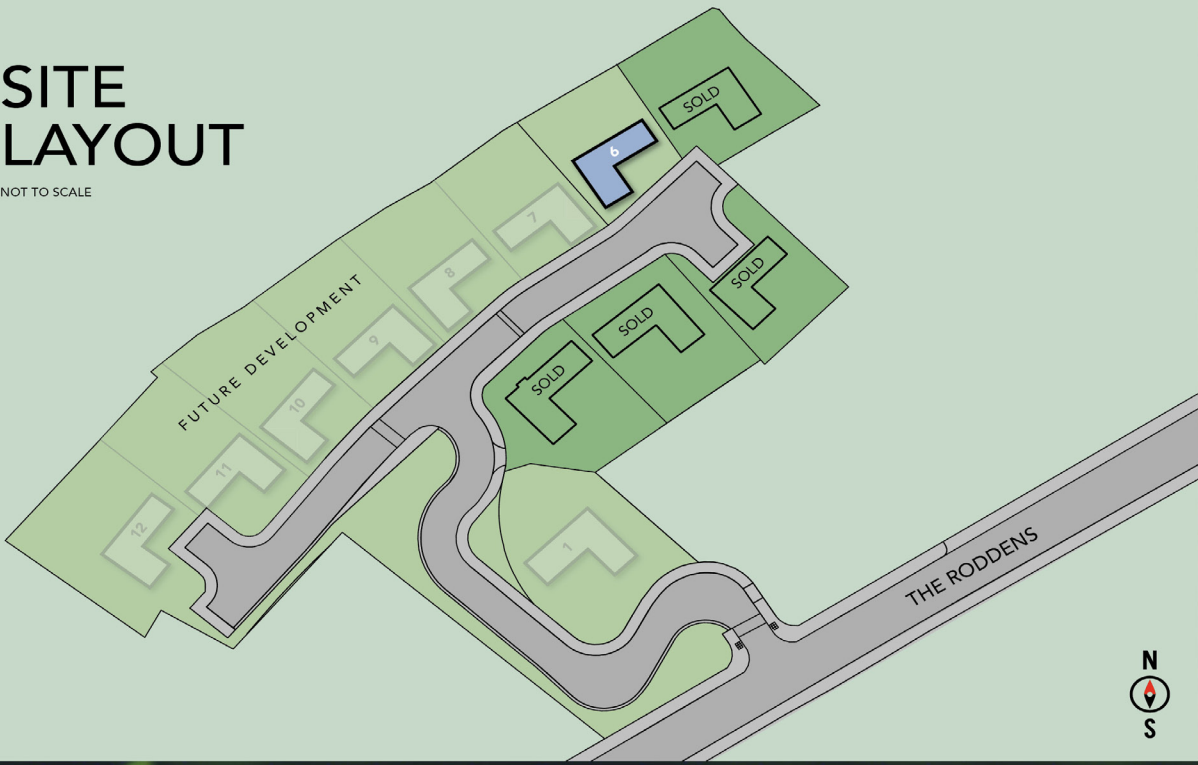
76 High Street, Hollywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS

SITE LAYOUT

NOT TO SCALE



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ABOUT THE DEVELOPMENT

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- New build detached family home in Roddens Manor extending to c. 1,975 sqft and available immediately.
- Located in an ideal location on an elevated site providing breath-taking views over Larne Lough and beyond to Scotland.
- Contemporary design and modern luxury finish make it stand out from other homes in the area.
- Boasting spacious accommodation over three floors centred round a contemporary cast iron staircase with glazed panels and tiled treads thoughtfully designed to maximise space and light.
- Open plan fully fitted kitchen with built-in appliances open to casual dining area and living room with views over the Lough and doors onto the garden and patio area perfect for entertaining guests and enjoying family time.
- First floor living room with panoramic views plus the benefit of outside space with a superb modern balcony.
- Four bedrooms with main bedroom suite providing stunning views of the surrounding areas from a large picture window.
- Main suite comprising of bedroom, luxury ensuite shower room and separate dressing room.
- Luxury family bathroom with free standing bath and separate oversized shower cubicle.
- Two cloakrooms with integrated appliances in the fitted kitchen.
- Integrated garage with electric door as well as ample car parking space for multiple vehicles on tarmac driveway.
- Surrounded by landscaped gardens and feature flowerbeds.
- Fitted with a security system, gas heating and double glazing.
- Conveniently located close to local amenities including shops, restaurants and schools.

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LUXURY SPECIFICATION

- GENERAL**
 - House is constructed of concrete blocks and finished in Weber white render
 - House is insulated beyond current building regulations
 - Roof is constructed with grey tiles and dry ridge system
 - Exterior fascia and soffits area finished in grey uPVC and black uPVC downpipes
 - Internal walls and ceilings have a plaster finish
 - External black LED fittings
- KITCHEN & UTILITY**
 - High quality units to include choice of door, Quartz worktops and upstands in kitchen
 - Integrated appliances to include, electric hob, double oven, fridge / freezer and dishwasher
 - Supplies for pendant lighting
 - Recessed LED down lighters
- UTILITY**
 - High quality units, choice of door, worktops and handles
 - Choice of sink and tap
 - Plumbed and tiled for washing machine and tumble dryer
- BATHROOM, ENSUITE & WC**
 - Modern sanitaryware and taps
 - Slimline shower trays
 - Wall hung vanity units
 - Illuminated mirrors above sinks
 - Recessed down lights in bathroom & ensuite
- FLOOR COVERINGS & TILING**
 - Tiled floor in entrance, wc's, utility, kitchen, dining area, stairs
 - Tiling to floors and wet areas within bathroom and ensuite
 - Full height tiling to shower areas
 - A choice of quality carpet with underlay is provided for upstairs landings, hall living room and all bedrooms
- LOG BURNER**
 - A choice of log burner is provided for fire in kitchen / dining / family area
- HEATING/HOT WATER**
 - Heating and hot water via Natural Gas
 - High efficiency boiler & pressurised cylinder
 - Underfloor heating, to entrance, kitchen, dining, utility, hall, wc's and living room areas
 - Radiator with TMV fitted in all other areas
- INTERNAL FEATURES**
 - High 2.4 metres ceilings
 - Internal woodwork & ceilings painted white
 - Neutral painted internal walls
 - Modern open steel and glass staircases
- EXTERNAL FEATURES**
 - 5" skirting and 3" architrave
 - Oak or white internal doors
 - Smoke, heat, and Co2 detectors fitted
 - Generous provision of power points throughout
 - TV system wired with CAT6 wiring
 - White electrical faceplates throughout
 - Mains doorbells fitted
 - Intruder alarm fitted
 - Low energy lighting throughout
- ENERGY EFFICIENCY**
 - Heating and hot water with high efficiency Natural Gas boiler
 - Log burning wood stove
 - Triple glazing throughout
 - Zoned underfloor heating
 - High rated insulation throughout

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The property comprises...

GROUND FLOOR

ENTRANCE HALL

PVC double glazed door to hall, tiled floor, door to garage. Access to inner hallway, door to:

BOOT ROOM

Tiled floor. Potential for open hanging space.

CLOAKROOM

INNER HALLWAY

Under stairs storage, tiled floor, contemporary cast iron open tread modern staircase with tiled treads, glass panelling and wooden handrail.

First Floor

LUXURY KITCHEN OPEN TO LIVING AND CASUAL DINING

27' 11" x 13' 1" (8.51m x 3.99m)

Exceptional amount of windows with stunning views towards Larne town and the Irish Sea. Recessed low voltage lighting, sliding double glazed door to gardens and patio areas.

UTILITY WITH CLOAKROOM

13' 1" x 8' 7" (including cloaks) (3.99m x 2.62m)

Service door to side garden.

CLOAKROOM

First Floor Return

Storage cupboard.

MAIN LIVING ROOM

15' 6" x 14' 1" (4.72m x 4.29m)

Double glazed French door to balcony with feature glazed wall with views to Scotland and Larne harbour and coastline.





The property comprises...

Second Floor

LANDING

Lit by three quarter window and additional pocket window.

BEDROOM (2)

13' 1" x 9' 1" (3.99m x 2.77m)

Feature corner window with sea and countryside views.

BEDROOM (3)

9' 5" x 9' 2" (2.87m x 2.79m)

Loft access, sea views.

BEDROOM (4)

9' 6" x 8' 9" (2.9m x 2.67m)

Sea views.

LUXURY BATHROOM

9' 8" x 8' 7" (2.95m x 2.62m)

Second Floor Return

MAIN BEDROOM

15' 7" x 9' 6" (4.75m x 2.9m)

Feature corner floor to ceiling glazing with views to Larne harbour, coastline and Scotland, access to walk-in dressing room, door to:

LUXURY ENSUITE SHOWER ROOM

8' 7" x 7' 0" (at widest points) (2.62m x 2.13m)

Outside

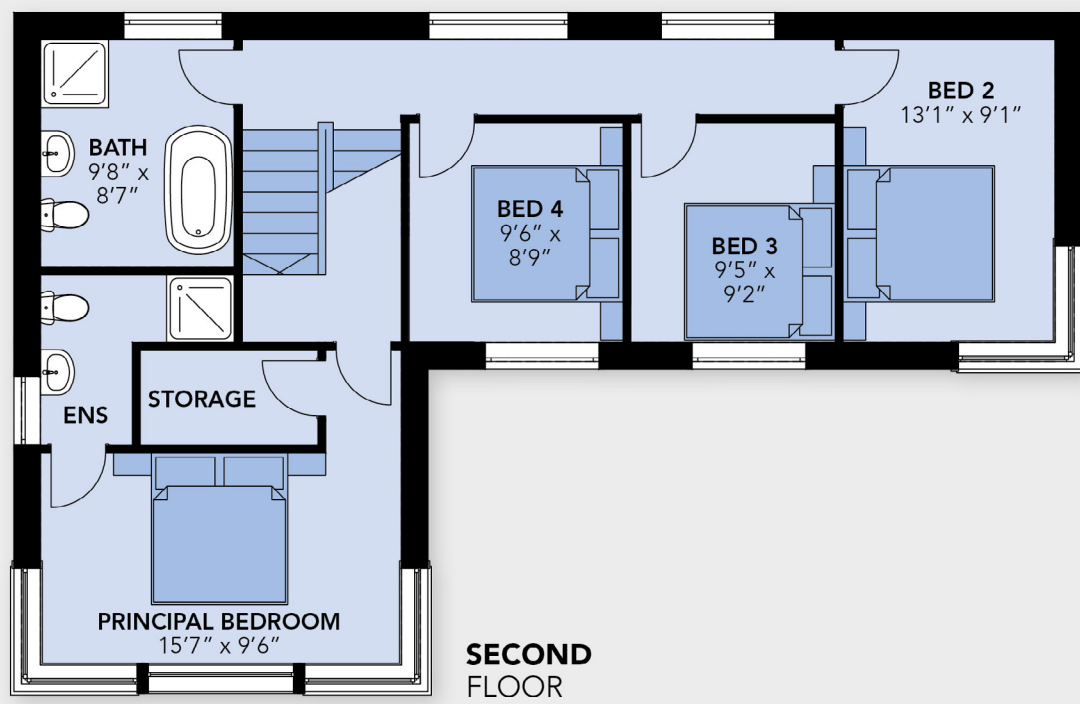
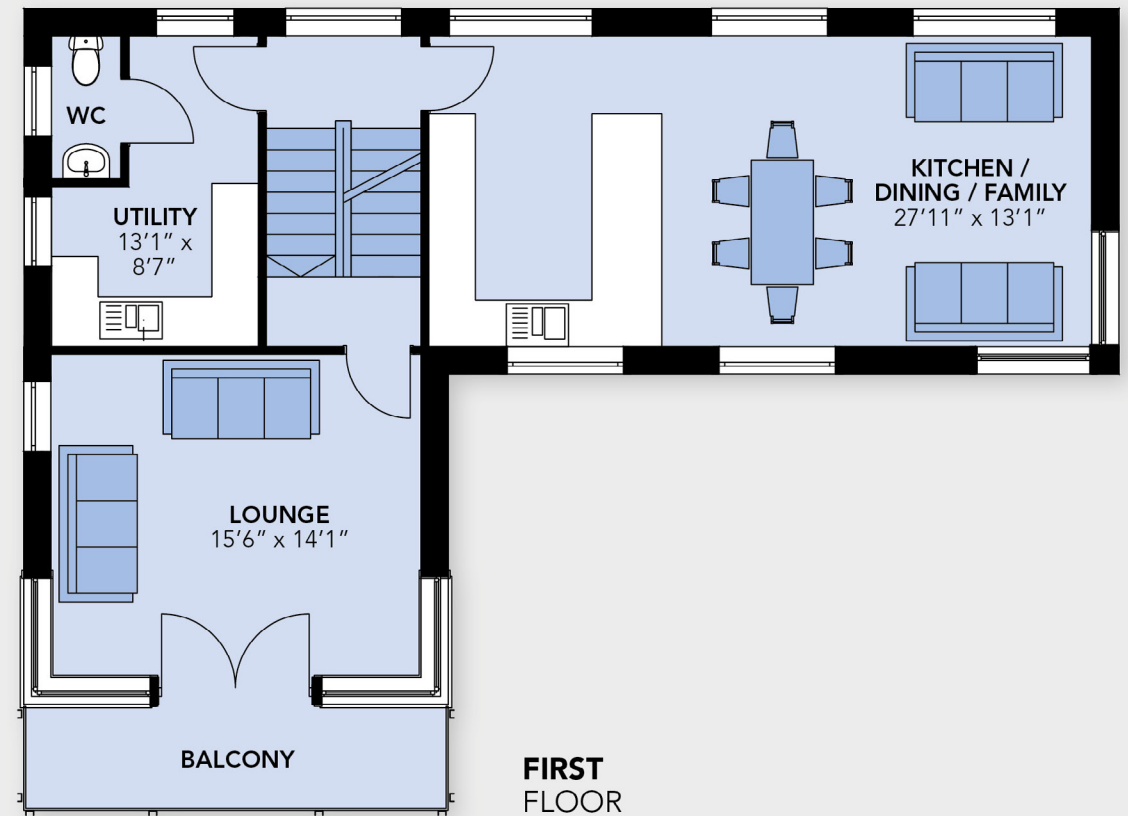
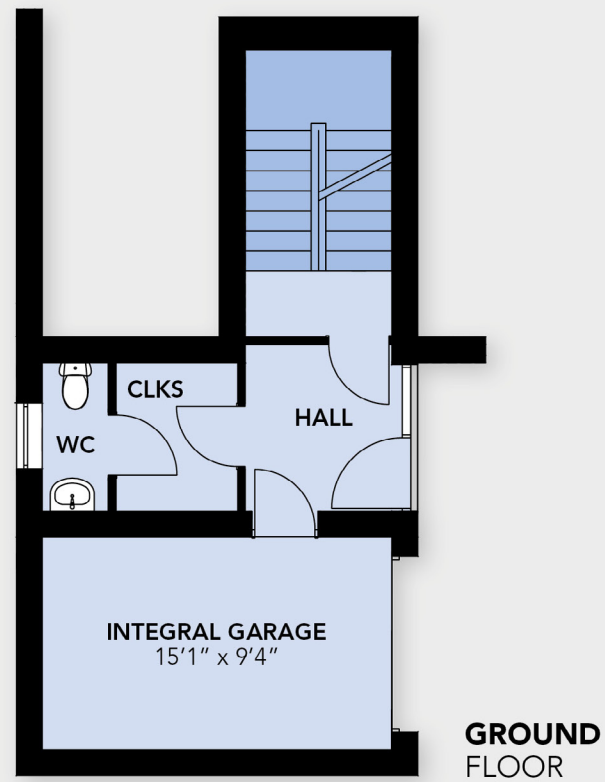
Tarmac driveway with parking for up to four cars, raised flowerbeds, feature walls, rolled turf lawn to front, side and rear. Paved patio area with landscaped banks, steps to both sides.

Outside lighting.

INTEGRAL GARAGE


15' 1" x 9' 4" (4.6m x 2.84m)

Single garage with insulated electric up and over door, pressurised hot water tank, gas boiler.





THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE	Y	N	N/A
Is there a property management company?	X		
Is there an annual service charge?	X		
Any lease restrictions (no AirBnB etc) ?		X	
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?		X	
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?		X	
Are there any existing planning applications?		X	
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?	X		
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?		X	



From 23rd September 2022 property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override still applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000. Please contact your own legal adviser with any queries.

TENURE: freehold

RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2024/2025 is TBC.

VIEWING: By appointment with **RODGERS & BROWNE**.

Terms Of Purchase

When a site is reserved, the purchaser will be granted not less than 8 weeks, known as the Reservation period, to sign and return the Building Agreements/Contract.

Reservations are normally only taken from purchasers who are in a position to sign a Building Agreement e.g. First time buyer, customer with their own property sale agreed, cash buyer etc. The booking deposit is £2,000 and is non-refundable.

As the purchaser you will be liable to pay 10% of a deposit (via your solicitor and minus your booking deposit) on the signing of the building agreement.

The balance will be due on completion.

Location

Travelling along the A8 Ballymena Road towards Larne turn first left at the roundabout sign posted to Antiville Road, continue on this road which will become The Roddens, Roddens Manor is located second on your right.



**Sales
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Property Management**

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76 High Street,
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info@roddersandbrowne.co.uk

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Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.