



## HAMPTON PLACE, LARNE

### OIRO £164,950

What a beautifully presented home ! Three bedroom semi-detached house in the Hampton development. A popular residential area with easy access to the A8 and local amenities. A unique property with an outside garden kitchen/office space.

Semi-Detached House  
Living Room  
Kitchen/Diner  
Utility  
Downstairs W/C  
Three Bedrooms  
Family Bathroom  
Enclosed Garden  
Outside Kitchen/Office  
Gas Heating

Parking options: Driveway  
Heating: Gas Mains

#### **Entrance hall**

#### **Living room**

w: 4.07m x l: 4.71m (w: 13' 4" x l: 15' 5")

Lovely bright family living room with laminate wood flooring.

#### **Kitchen/diner**

w: 2.79m x l: 3.97m (w: 9' 2" x l: 13' )

Modern kitchen/diner with a range of high and low level cream gloss units and walnut effect laminate work surfaces. Four ring gas hob with electric under oven, stainless steel extractor fan and splash back. Integrated dishwasher and further two integrated electric ovens. Tiled flooring and patterned tile splash back. Recessed lighting.

#### **Utility**

w: 2.07m x l: 2.18m (w: 6' 9" x l: 7' 2")

Cream gloss storage units with walnut effect laminate work surfaces. Space for washing machine and tumble dryer.

#### **WC**

w: 0.92m x l: 2.46m (w: 3' x l: 8' 1")

White suite comprising of low flush w/c and pedestal wash hand basin with tiled splash back. Tiled flooring.

#### **FIRST FLOOR:**

#### **Landing**

Built in storage cupboard. Access to attic.

#### **Bedroom 1**

w: 3.04m x l: 3.75m (w: 10' x l: 12' 4")

Good sized double room with built in mirrored wardrobes.

#### **Bedroom 2**

w: 2.46m x l: 4.05m (w: 8' 1" x l: 13' 3")

Double bedroom

#### **Bedroom 3**

w: 2.55m x l: 2.96m (w: 8' 4" x l: 9' 9")

#### **Bathroom**

w: 1.96m x l: 2.64m (w: 6' 5" x l: 8' 8")

Gorgeous bathroom comprising of low flush w/c, feature vanity wash hand basin and panelled bath with thermostatically controlled shower. Chrome heated towel rail and tiled flooring. Wooden panelled walls and recessed lighting.

#### **Outside**

Front garden with tarmac driveway.

Enclosed back garden with patio, decking and lawn areas. Well finished sun trap. Outside tap.

#### **Kitchen**

w: 2.91m x l: 4.1m (w: 9' 7" x l: 13' 5")

Unique Garden Kitchen which could be used as a home office, gym, playroom. Fitted with white gloss units and grey laminate work surfaces. Stainless steel sink. Electric.

PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct their own surveying/ legal representative prior to completion.









