

## CORRAN MANOR, LARNE

### OIRO £325,000

Now this is an absolute gem of a home. Beautifully presented, four bed detached with a garage but the totally unexpected back garden and outlook towards the promenade and Irish sea make this one not to miss. Viewing essential to appreciate the accommodation and location on offer.

Very well presented family home  
Lounge  
Family room  
Open plan kitchen / dining / snug  
Downstairs WC  
Utility room  
Four large bedrooms (master ensuite)  
Family bathroom  
Detached Garage  
Tarmac drive way  
Fabulous large and flat back garden laid in paving and lawn  
Rear views over the Leisure centre / Promenade and the Irish Sea  
Open field / forest aspect to the side and back of this plot  
Minutes walk to Leisure Centre, Prom Cafe and the Highway to Health  
Minutes drive to Larne Harbour roundabout, train station and transport links to Belfast.  
Private well maintained residential area where resales are few and far between  
Early viewing highly recommended

Parking options: Driveway, Garage, Off Street  
Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

### **Entrance hall**

w: 1.9m x l: 1.15m (w: 6' 3" x l: 3' 9")

Porch leading into entrance hall. Bright area with arched windows surrounding the front door and white patterned tiled flooring.

Bright and welcoming hallway with patterned tiled flooring and crisp white walls. Decorative staircase with feature black spindles and under-stairs storage

### **WC**

w: 1m x l: 2.68m (w: 3' 3" x l: 8' 10")

Stylish downstairs WC with patterned tiled flooring, white suite, and frosted window. Finished with feature wallpaper and tiled splashback.

### **Living room**

w: 4.4m x l: 3.35m (w: 14' 5" x l: 11' )

Fab family room with wooden flooring and feature fireplace

### **Family**

w: 2.68m x l: 3.3m (w: 8' 10" x l: 10' 10")

Beautiful bright second reception room with wooden flooring . Ideal as a snug, TV room or home office.

### **Kitchen/diner**

Well-appointed open plan kitchen/ dining/ snug with a generous range of high and low level units, tiled splashback, and integrated appliances.

Bright and versatile open-plan space with French doors leading to the extensive rear garden and patio. Offers plenty of space for family dining and relaxed seating. Finished with wood-effect flooring and feature lighting. Large picture window offering excellent natural light with garden and sea views.

### **Utility**

w: 1.46m x l: 3.43m (w: 4' 9" x l: 11' 3")

Practical and well-equipped utility room with upper and lower fitted units, stainless steel sink, and tiled splashback to match the kitchen. Plumbed for washing machine, space for appliances, and built-in microwave housing. Lots of natural light, with access door leading directly to the side of the property.

### **FIRST FLOOR:**

#### **Bedroom 1**

w: 4.26m x l: 3.68m (w: 14' x l: 12' 1")

Large sized double bedroom with ensuite, built-in wardrobes and overhead storage. Finished with wood-effect laminate flooring and space for additional freestanding furniture.

#### **En-suite**

modern white suite comprising low flush WC, vanity sink unit, corner shower cubicle with electric shower. Paneling in shower. Tiled flooring. Chrome towel rad

#### **Bedroom 2**

w: 4.24m x l: 4.1m (w: 13' 11" x l: 13' 5")

Large double bedroom with wood-effect laminate flooring and dormer-style ceiling. Bright and airy with garden-facing window and ample space for freestanding furniture.

#### **Bedroom 3**

w: 2.57m x l: 3.97m (w: 8' 5" x l: 13' )

Bright and well-presented double bedroom with large window overlooking the rear garden. Features built-in wardrobes and overhead storage, along with a fitted desk area and wood-effect laminate flooring.

#### **Bedroom 4**

w: 3.39m x l: 3.22m (w: 11' 1" x l: 10' 7")

Double bedroom with built-in mirrored wardrobes. Large window overlooking the front garden, with plenty of natural light and clean modern finish.

### **Bathroom**

w: 2.46m x l: 2m (w: 8' 1" x l: 6' 7")

Spacious family bathroom with four-piece suite comprising corner bath, separate shower enclosure, WC and pedestal sink. Finished with half-height wall tiling, frosted window for privacy, and ceiling feature light.

### **Outside**

Front garden laid in lawn and well maintained with tarmac driveway providing ample parking.

Extensive rear garden offering a mix of paved patio and lawn areas. Comprising of decorative stone borders, a summer house, garden shed and BBQ Hut. Features mature trees and shrubs, with a pathway leading through the lawn to multiple seating areas.

This garden is flat, mature and very deceptive. Views from it include Larne Leisure Centre, Promenade, and coastal Irish Sea across toward Scotland.

### **Garage**

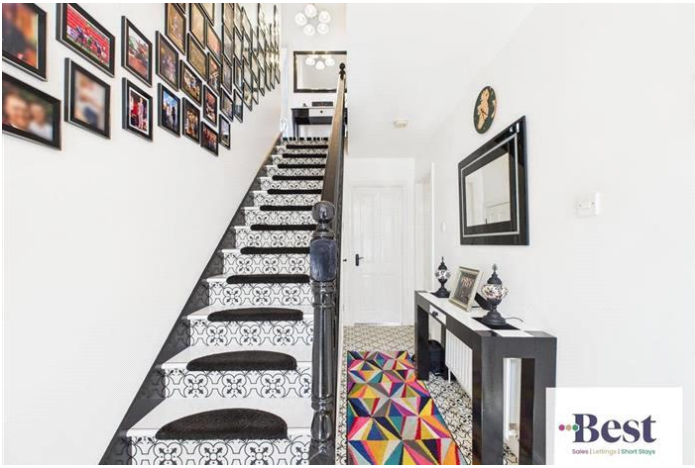
Large detached garage - matching house brick

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.



















Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.