



HAMPTON DRIVE, LARNE OFFERS OVER £159,950

Excellent semi detached on a very good size plot. Popular residential area. Early viewing strongly recommended.

Semi detached
Good lounge with fitted storage
Kitchen with dining space
Utility room
Downstairs WC
Three Generous Bedrooms
Family bathroom
Gas heating
Large lawn area to rear with patio too.
Plenty of parking
Lovely mature communal area with children park
Close to shops, schools and all local amenities

Parking options: Driveway
Garden details: Front Garden, Rear Garden

Entrance hall

Lounge

w: 4.64m x l: 3.99m (w: 15' 3" x l: 13' 1")

Good sized bright family living room. Built in media unit and extra storage cupboard. Laminate wood flooring.

Kitchen/diner

w: 3.97m x l: 2.8m (w: 13' x l: 9' 2")

Large modern kitchen diner. Range of high and low level cream gloss cupboards with wood effect laminate worktop. White tile splash back. Five ring Nef gas hob with electric under oven and Nef glass/stainless steel extractor fan. Space for dishwasher and American style fridge freezer.

Utility

w: 2.07m x l: 2.15m (w: 6' 9" x l: 7' 1")

High and low level cream gloss cupboards with wood effect laminate worktop. White tile splash back and space for washing machine and tumble dryer. Cupboard housing Vokera gas boiler.

WC

w: 2.46m x l: 0.98m (w: 8' 1" x l: 3' 3")

Downstairs WC with white suits comprising of low flush toilet and pedestal wash hand basin. White subway tile splash back and partially panelled wall.

FIRST FLOOR:

Bedroom 1

w: 3.94m x l: 2.98m (w: 12' 11" x l: 9' 9")

Good sized double bedroom with panelled feature wall and built in mirrored wardrobes.

Bedroom 2

w: 4.02m x l: 2.53m (w: 13' 2" x l: 8' 4")

Good sized double bedroom.

Bedroom 3

w: 3m x l: 2.47m (w: 9' 10" x l: 8' 1")

Fitted mirrored wardrobes.

Bathroom

w: 2.66m x l: 1.96m (w: 8' 9" x l: 6' 5")

White suite comprising of low flush WC, pedestal wash hand basin and panelled bath. Glass corner shower unit housing thermostatically controlled jet shower. Heated chrome towel rail. Tiled flooring and partially tiled walls.

Outside

Great sized enclosed garden laid to lawn with patio area.

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.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		



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/fitings 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.