



**Brian
Todd**
.co.uk

7 School House Lane, Larne, BT40 1FJ

Offers Around £219,950

FEATURES

- CONTEMPORARY STYLE SEMI DETACHED VILLA
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- WIRED FOR ALARM SYSTEM
- EXTRA POWER SOCKETS
- LOUNGE WITH LOW LEVEL FEATURE WINDOW
- DOWNSTAIRS GUEST W.C.
- MODERN FITTED KITCHEN - INTEGRATED APPLIANCES
- SEPARATE UTILITY ROOM
- EXCELLENT GARDEN ROOM - FEATURE PATIO DOOR
- MODERN WHITE BATHROOM SUITE
- THREE BEDROOMS - ONE WITH DRESSING ROOM AND ENSUITE SHOWER ROOM
- FRONT GARDEN IN LAWN
- ENCLOSED REAR GARDEN IN LAWN WITH FEATURE BLOCK PATIO
- EXCELLENT STANDARD OF FINISH THROUGHOUT
- HIGHLY DESIRABLE RESIDENTIAL LOCATION

Of recent construction, it is a pleasure to offer for sale this stunning contemporary style semi detached villa, which is most definitely a credit to its present owners.

Finished and decorated to an exceptionally high standard throughout the property affords deceptively spacious living accommodation, comprising of a lounge, downstairs guest W.C., modern fitted kitchen with integrated appliances, casual dining area, utility room, garden room, bathroom with white suite, three bedrooms and ensuite shower room with adjacent dressing room.

Externally, the property has a small front garden in lawn, stoned driveway to the side and enclosed rear garden with raised lawn and feature block patio.

This excellent property is sure to impress, only a short drive to the Town Centre, local amenities and the famous Antrim Coast Road, this beautiful home comes highly recommended.

Viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

A bright welcoming area with floor tiling.

GUEST W.C.:

White suite incorporating W.C. and wash hand basin.

LOUNGE:

A bright room, with a low level feature window.

KITCHEN:

Modern range of fitted upper and lower level units. Integrated gas hob, electric oven and stainless steel canopy style extractor fan. Stainless steel single drainer sink unit. Part wall tiling. Floor tiling. Casual dining area.

UTILITY ROOM:

Fitted unit. Plumbed for automatic washing machine.

GARDEN ROOM:

Floor tiling. Patio door leading onto a rear patio feature.

First Floor

BEDROOM (1):

Views to the surrounding area and Coast. Low level feature window.

DRESSING ROOM:

A useful storage area leading through to:

ENSUITE SHOWER ROOM:

White suite incorporating push button W.C., feature floating wash hand basin and separate shower cubicle. Towel radiator. Floor tiling.

BEDROOM (2):

BEDROOM (3):

BATHROOM:

Modern white suite incorporating push button W.C., feature floating wash hand basin and panelled bath with shower and screen. Towel radiator. Floor tiling.

Outside

GARDENS:

Small front garden in lawn.

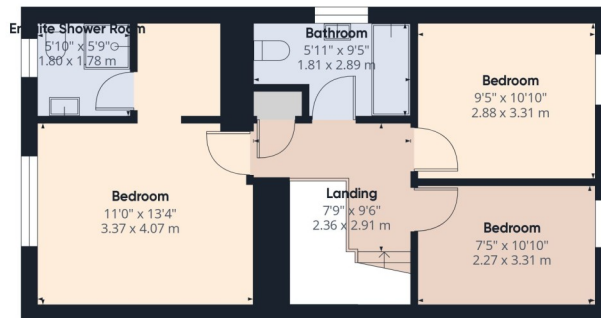
Stoned driveway to the side.

Enclosed rear garden with a raised lawn area and feature block





Floor 0



Floor 1

Approximate total area⁽¹⁾
1137.2 ft²
105.65 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



naea
propertymark

These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst due care and diligence is taken in compiling this information, we can give no guarantee as to the accuracy thereof and enquirers are recommended to make further enquiries which they think necessary. Neither the vendor, Brian A. Todd & Co., nor any person employed by Brian A. Todd & Co. has any authority to make or give any representation or warranty whatsoever in relation to this property. All measurements are given in feet and inches and are approximate. We have not tested nor inspected any appliances, services or fixtures and fittings in relation to this property.