



**Brian
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.co.uk

5 Beech Hill View, Larne, BT40 2FT

Offers Around £264,950

FEATURES

- **CONTEMPORARY DETACHED CHALET STYLE BUNGALOW**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **ALARM SYSTEM INSTALLED**
- **LOUNGE**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **GARDEN ROOM**
- **DOWNSTAIRS BATHROOM - MODERN WHITE SUITE**
- **FOUR BEDROOMS**
- **UPPER FLOOR SHOWER ROOM**
- **FRONT GARDEN IN LAWN - DECORATIVE RAILING**
- **SPACIOUS STONED DRIVEWAY TO THE SIDE**
- **ENCLOSED REAR GARDEN IN LAWN WITH DECORATIVE PAVED PATIO FEATURE**
- **EXCELLENT STANDARD OF FINISH THROUGHOUT**
- **MUCH SOUGHT AFTER RESIDENTIAL LOCATION**

For those seeking a quality finished detached chalet style bungalow, this excellent property has to be the perfect choice.

Of recent construction, c. 2021, this stunning property situated in a highly sought after residential location, affords deceptively spacious, versatile living accommodation, which comprises of a lounge, modern fitted kitchen with integrated appliances, garden room, downstairs bathroom with modern white suite, four bedrooms and upper floor shower room.

Externally, the property has an easily managed and maintained front garden in lawn with a decorative railing,

spacious stoned driveway to the side and an enclosed rear garden in lawn with feature paved patio.

Highly recommended, this is a property not to be missed, viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

LOUNGE:

KITCHEN:

Modern range of fitted upper and lower level units.

Integrated gas hob, electric oven and extractor fan.

Plumbed for automatic washing machine.

GARDEN ROOM:

A bright relaxing area overlooking the rear garden.

BEDROOM (3):

Patio doors.

BEDROOM (4):

Currently used as an office.

BATHROOM:

Modern white suite incorporating W.C., wash hand basin and panelled bath. Separate shower cubicle. Part wall tiling.

First Floor

LANDING:

An excellent gallery style landing area.

BEDROOM (1):

BEDROOM (2):

SHOWER ROOM:

Modern white suite incorporating W.C., wash hand basin and separate shower cubicle.

Outside

GARDENS:

Front garden laid to lawn with a decorative boundary railing.

Spacious stoned driveway to side.

Enclosed rear garden in lawn with decorative paved patio feature.





Floor 0



Floor 1



Approximate total area^m

1334 ft²
123.9 m²

Reduced headroom

85 ft²
7.9 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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