

## **11 CASEMENTS VIEW, LARNE, BT40 3DW**

**PRICE: OFFERS AROUND £249,950**

**VIEWING: Through Office 02828 279921**



- **An excellent detached family home offering outstanding views.**
  - **PVC Double glazing/ oil fired central heating.**
    - **Central beam vacuum system.**
  - **Two reception rooms one with open coal fire.**
- **Spacious kitchen/ dining room with superb range of built in units and electrical appliances.**
  - **Separate utility room.**
  - **Ground floor WC.**
- **Master bedroom with ensuite shower room includes power shower.**
  - **Three further bedrooms (2 with built in robes).**
    - **Superb bathroom with separate shower.**
    - **Double garage with automatic roller door.**
- **Neat garden to front and private rear garden with gazebo.**
  - **Must be viewed to appreciate sea and town views.**

**57 MAIN STREET, LARNE BT40 1JE | TEL: 028 2827 9921 | Fax: 028 2827 7349**

**[www.huntercampbell.co.uk](http://www.huntercampbell.co.uk)**

## **Ground Floor**

ENTRANCE HALL: Tiled floor.

LOUNGE: 17' 9" x 13' 3" (5.41m x 4.04m)

Attractive fireplace with marble inset and hearth, wired for wall lighting, picture window, panoramic views overlooking Larne town the coast and surrounding countryside.

FAMILY ROOM: 13' 0" x 9' 9" (3.96m x 2.97m)

Superb views.

KITCHEN/DINING ROOM 18' 6" x 18' 0" (5.64m x 5.49m)

Excellent range of high and low level units, laminate work surfaces, one and a half bowl stainless steel sink unit, eye level oven and four ring ceramic hob.

UTILITY ROOM: 14' 0" x 5' 9" (4.27m x 1.75m)

Incorporating fitted units, plumbed for automatic washing machine, tiled floor and splash back tiling.

CLOAKROOM:

White comprising low flush WC, wash hand basin, splash back tiling and stairway to garage.

## **First Floor**

LANDING/OFFICE AREA

MASTER BEDROOM: 13' 6" x 13' 0" (4.11m x 3.96m)

Range of fitted wardrobes and display shelving. Superb coastal views.

ENSUITE 13' 0" x 3' 9" (3.96m x 1.14m)

Comprising low flush WC, pedestal wash hand basin, double shower cubicle with electric shower, part tiled walls and flooring.

BEDROOM (2): 13' 0" x 9' 9" (3.96m x 2.97m)

Wood flooring and superb sea views.

BEDROOM (3): 14' 6" x 9' 6" (4.42m x 2.9m)

Built in wardrobe and wood flooring.

BEDROOM (4): 9' 3" x 8' 9" (2.82m x 2.67m)

Built in wardrobe, wood flooring.

BATHROOM: 13' 9" x 5' 9" (4.19m x 1.75m)

White suite comprising panelled bath feature with gold plated fittings and antique style telephone shower attachment, low flush WC, pedestal wash hand basin and bidet.

Separate shower cubicle, tiled floor and walls.

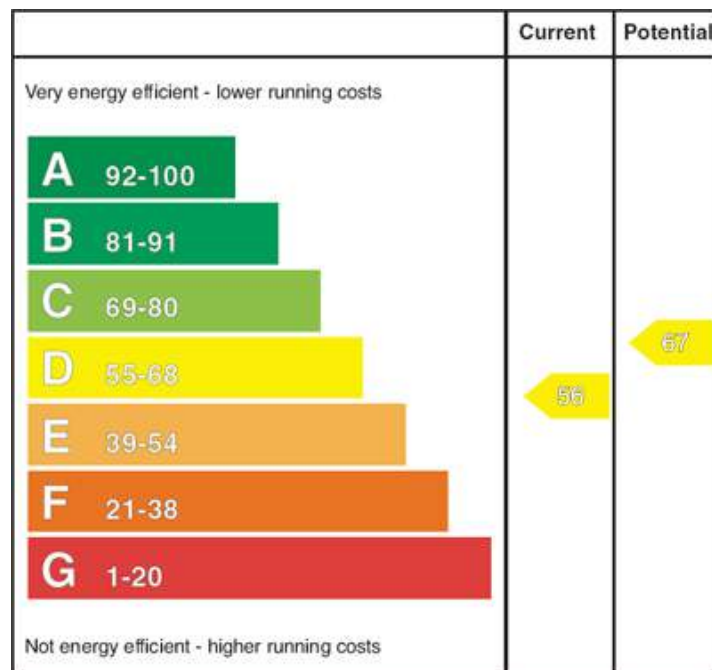
## Outside

DOUBLE GARAGE: 18' 0" x 19' 6" (5.49m x 5.94m)  
With automatic roller door and beam vacuum system

An excellent, private enclosed rear garden laid in lawn with shed and gazebo.  
Neat front garden laid in lawn, with shrub beds, decorative stone walling and entrance posts. Gravel driveway and parking area.







### IMPORTANT NOTICE TO PURCHASERS:-

#### **We have not tested any systems or appliances at this property.**

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or other wise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Hunter Campbell nor any person in it's employ has any authority to make or give, any representation or warranty whatever in relation to this property.