

## 5 Kirby's Meadow, Antrim, BT41 1FP



**PRICE Offers Over  
£334,950**

**>Sales >New Homes >Commercial >Rentals >Mortgages**

**Antrim**  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

**Ballyclare**  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

**Glengormley**  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803





*Nestled in the tranquil setting of Kirby's Meadow, Antrim, this exquisite detached house offers a perfect blend of privacy and modern living. With an exceptional location that boasts excellent sun orientation, this property is a true gem for those seeking both comfort and style.*

*Upon entering, you are greeted by a spacious entrance with 'Herringbone' tiled flooring leading to a large living room, ideal for entertaining guests or enjoying quiet family evenings.*

*The heart of the home is undoubtedly the high-quality kitchen, featuring stunning quartz worktops and a range of integrated appliances that will delight any culinary enthusiast. This space is designed for both functionality and elegance, making it perfect for family gatherings or intimate dinners.*

*The property comprises four generous bedrooms, providing ample space for family or guests. Two of the bedrooms benefit from en-suite bathrooms, offering a touch of luxury and convenience. Each room is designed to maximise comfort and light, ensuring a welcoming atmosphere throughout.*

*Additionally, the excellent sunroom serves as a delightful retreat, allowing you to bask in natural light while enjoying views of the surrounding garden. This versatile space can be used for relaxation, as a playroom, or even as a home office.*

*In summary, this remarkable home in Kirby's Meadow is a perfect choice for those seeking a spacious, well-appointed residence in a peaceful setting. With its blend of modern amenities and thoughtful design, it promises a lifestyle of comfort and elegance. Do not miss the opportunity to make this exceptional property your own.*

- Spacious entrance hall with 'Herringbone' ceramic floor tiling / staircase to first floor with oak moulded handrail and white painted redwood spindles
- Large Living room 16'7" x 16'5" with bay and dual windows
- Kitchen with informal dining 17'4" x 11'8" / Open to large sunroom 12'5" x 10'9"
- Fully fitted range of green 'Shaker' style high and low level kitchen units with contrasting quartz worktops / 'Herringbone' ceramic tiled flooring
- Integrated 5 ring gas hob, mid level combination oven/grill, microwave, dishwasher and space for 'American' style fridge freezer / Utility room with space for washing machine and tumble dryer
- Three well proportioned bedrooms to first floor / one with en-suite / Four piece family bathroom to include corner panel bath and enclosed shower
- Converted second floor with large master bedroom 20'3" x 19'1" (max) and additional en-suite with enclosed power shower featuring water jets and 'Drench' shower head
- Bevelled skirting and Architraves / Anthracite PVC windows / Seamless aluminium guttering / Gas fired central heating
- Fully enclosed garden to the rear offering excellent sun orientation and privacy
- Constructed in 2023 and well positioned in this sought after development



## OUTSIDE FRONT

Gravel drive to side with space for 2 cars. Pedestrian gate to rear. Raised neat lawn. Brick pavia pathway to front door.

## ENTRANCE HALL

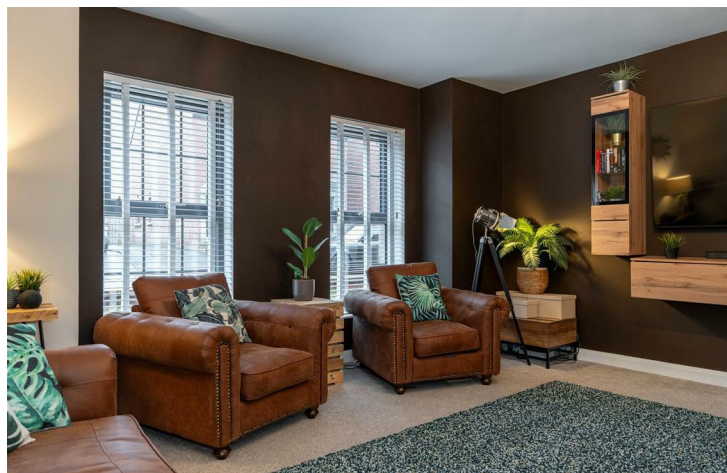
Composite front door with side lights to spacious and welcoming entrance. Stair case to first floor with moulded hand rail. "Herringbone" tiled flooring. Double radiator.

## LIVING ROOM 16'7" x 16'5"

(at max) Dual aspect windows. Flue in place to add stove. Double radiator.

## GROUND FLOOR WC

Modern white suite comprising low flush push button WC and half pedestal wash hand basin with chrome mixer tap. "Herringbone" tiled flooring. Extractor fan. Single radiator.





## KITCHEN INTO INFORMAL DINING 17'4" x 11'8"

Fully fitted range of high quality green "Shaker" style kitchen units with contrasting quartz work tops and white subway style splash back tiling. Sunken double sink with gold mixer tap. Integrated appliances to include a five ring gas hob with stainless steel pyramid style overhead extractor fan, mid level combination oven and grill, dish washer, microwave and space for an "American" style fridge freezer. "Herringbone" tiled flooring. Low voltage down lights. Designer vertical radiator. USB plug sockets. Open leading to:

## SUNROOM 12'2" x 9'5"

"Herringbone" tiled flooring. "Anthracite" double glazed "French" doors to rear. Double radiator.

## UTILITY ROOM 7'11" x 6'3"

Range of green "Shaker" style low level kitchen units with contrasting work tops. Space for washing machine and tumble dryer. Combi gas boiler. "Herringbone" tiled flooring. Extractor fan. Double radiator.





## FIRST FLOOR LANDING

Hot press with "Warmflow" pressurized cylinder. Stair case to second floor with moulded hand rail and white painted spindles. Double radiator.

## BEDROOM 1 16'8" x 11'8"

Integrated storage cupboard. Double radiator.



## ENSUITE

Modern white suite comprising a wall to wall shower with "Drench" shower head and secondary attachment. Glazed sliding door. Half pedestal wash hand basin with "monobloc" chrome mixer tap and tiled splash back. Low flush push button WC. Fully tiled floor. Extractor fan. Low voltage down lights. Chrome towel radiator.







**BEDROOM 2 11'9" x 9'0"**

Outstanding views over surrounding countryside and Six Mile Water. Double radiator.



**BEDROOM 3 8'1" x 7'8"**

Double radiator.

**FAMILY BATHROOM 8'1" x 6'5"**

Modern white four piece suite comprising a corner panel bath with chrome mixer tap and tiled splash back. Corner enclosed shower with PVC cladding and partially glazed sliding doors. Half pedestal wash hand basin with "monobloc" chrome mixer tap and tiled splash back. Low flush push button WC. Low voltage down lights. Fully tiled floor. Extractor fan. Long chrome towel radiator.





## SECOND FLOOR LANDING

Space for storage cupboard. Door to:

## MASTER BEDROOM 20'3" x 19'1"

(at max) "Velux" window. Low voltage down lights. Wood laminate floor. Access to loft. Two double radiators.

## ENSUITE 9'6" x 6'2"

Modern luxury suite comprising a large enclosed power shower. Featuring water jets and integrated "drench" shower and secondary attachment. Wall mounted wash hand basin with "monobloc" black mixer tap and storage below. Low flush push button WC. Solid wood flooring. Low voltage down lights. Extractor fan. "Velux" window. Black towel radiator.





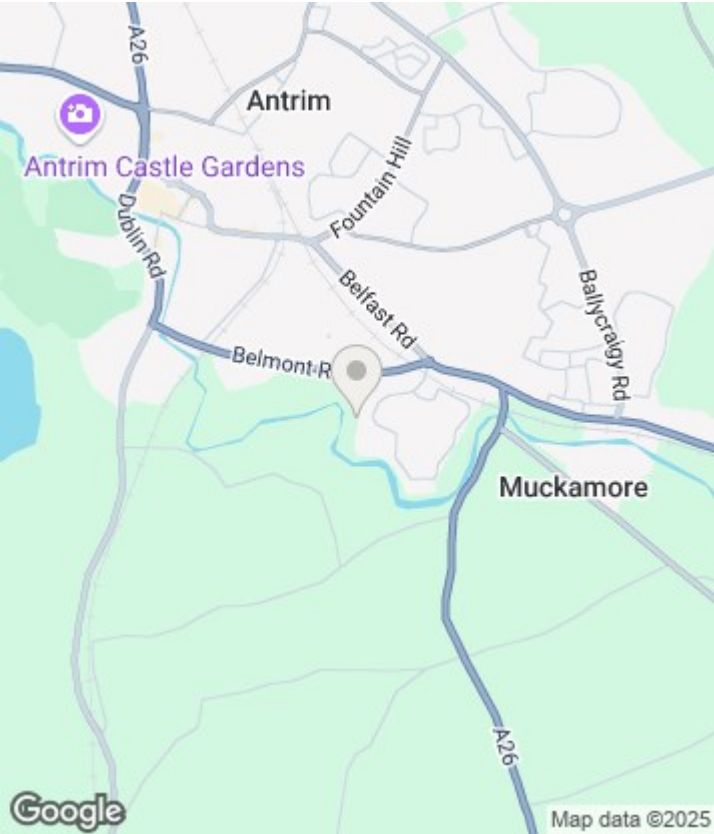


## OUTSIDE REAR

Fully enclosed rear garden offering superb privacy and sun orientation. Large brick Pavia patio. Neat lawn. 6 Ft timber fencing and pedestrian gate to front. Outside tap and light.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

Mortgage IQ

Talk to one of our advisers today

12 Church Street, Antrim, Co. Antrim, BT41 4BA  
T: 028 9417 0000  
E: antrim@mortgageiq.co.uk

IQ

WE KNOW WHAT IT TAKES

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.