



## 32B Crumlin Road, Crumlin, BT29 4AG

- Detached Family Home (c.3,000 Sq Ft)
- Three Separate Reception Rooms
- Family Bathroom; Three Piece Suite
- Generous Sized Private Driveway
- Generous Sized Gardens And Site
- Five Bedrooms; Four With En Suite Bathroom
- Kitchen; Store Room; Utility Hall
- Oil Heating; PVC Double Glazing
- Matching Detached Double Garage
- Elevated Rural Views

Offers Over £329,950

EPC Rating D



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching double glazed side screens. Tiled floor. Stairwell leading to first floor. Built in store with tiled floor.

#### FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Splash back tiling to sink. Tiled floor.

#### LOUNGE 19'3" x 15'1"

Cast iron multi fuel burning stove with back boiler link up system for water and heating. Tiled flooring. Recessed spotlights. Feature dual aspect corner windows. PVC double glazed French doors leading into:

#### SUN LOUNGE 11'11" x 11'9"

PVC double glazed window wrapped around with matching PVC double glazed French patio doors leading to rear garden. Tiled floor. Light, power and radiator.

#### DINING ROOM 15'6" x 10'8"

Picture window to front elevation. Tiled floor. Open arch into:

#### KITCHEN 15'7" x 14'6"

Modern fitted kitchen with range of high and low level storage units and contrasting wood block effect melamine work surface. Stainless steel 1.25 bowl sink unit with draining bay. Integrated four ring touch screen hob with integrated extractor canopy over. Integrated eye level double oven. Space for fridge freezer. Plumbed for dishwasher. Part tiled walls. Dual aspect windows. Tiled floor.



### LARGE STORAGE ROOM 9'4" x 5'9"

Range of high and low level storage units and wood block effect melamine work surface to match kitchen. Light, PVC double glazed frosted window, power, radiator, and tiled floor.

### UTILITY HALL 9'5" x 6'5"

Range of high and low level storage units and contrasting melamine work surface to match kitchen. Stainless steel sink unit with matching draining bay. Oil fired central heating boiler. Tiled floor. PVC double glazed door leading to driveway.

### PRINCIPAL BEDROOM 14'6" x 12'2"

Picture window to rear elevation.

### WALK IN WARDROBE

Integrated shelving and hanging space. Light and radiator.

### EN SUITE BATHROOM

White three piece suite comprising panelled bath with mixer tap over, pedestal wash hand basin and WC. Thermostat controlled shower unit over bath. Tiled splash back to bath and sink. Tiled floor.

### BEDROOM 2 16'8" x 12'10"

Dual aspects windows.

### EN SUITE BATHROOM

White three piece suite comprising panelled bath with separate hot and cold taps over, pedestal wash hand basin and WC. Thermostat controlled shower unit over bath. Tiled splash back to bath and sink. Tiled floor.

### FIRST FLOOR

### LANDING

Shelved hot press with light. Access to roof space.

### BEDROOM 3 21'10" x 14'4" (wps)

Picture window to side elevation enjoying rural views. Dual access into eaves storage. Built in store with light.

### EN SUITE BATHROOM

White three piece suite comprising panelled bath with separate hot and cold taps, pedestal wash hand basin and WC. Thermostat controlled shower unit over bath. Tiled splash back to bath and sink.

### BEDROOM 4 18'11" x 14'5" (wps)

Picture window to side elevation enjoying rural views. Dual access into eaves storage. Built in store with light.

### EN SUITE BATHROOM

White three piece suite comprising panelled bath with separate hot and cold taps. Pedestal wash hand basin and WC. Thermostat controlled shower unit over bath. Tiled splash back to bath and sink.

### BEDROOM 5 15'3" x 13'9" (wps)

Picture window to rear elevation enjoying rural views. Access into eaves storage. Twin built in stores with light.

### BATHROOM

White three piece suite comprising panelled bath with mixer tap over, pedestal wash hand basin and WC. Thermostat controlled shower unit over bath. Tiled splash back to bath and sink.

### EXTERNAL

Timber gates leading to generous sized private driveway finished in brick pavior.

Front and rear gardens finished in lawn, brick pavior patio area and raised timber decking.

Screened dog run area to rear of garage.

PVC oil storage tank.

External lighting.

### MATCHING DETACHED DOUBLE GARAGE 20'1" x 19'9"

PVC coated roller shutter door, separate service door, light and power.

### IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





**Well presented, five bedroom, three reception, detached family home extending to c.3,000 sq ft, plus detached double garage, occupying a generous sized site enjoying rural views, located off the Crumlin Road, Crumlin.**

**The property comprises entrance hall, furnished cloakroom, lounge with cast iron multi fuel burning stove and PVC double glazed French doors leading into sun lounge, separate dining room, kitchen with walk in store room, utility room, five well proportioned bedrooms, to include four bedrooms with en suite bathroom, and separate family bathroom with white three piece suite.**

**Externally the property enjoys timber gates leading to generous sized private driveway finished in brick pavior, detached double garage, and front and rear gardens finished in lawn, brick pavior patio area and raised timber decking.**

**Other attributes include oil fired central heating, PVC double glazing and rural views.**

**Early viewing highly recommended to avoid disappointment.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	65	69
(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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements