



## 2 Milebush Drive, Carrickfergus, BT38 7QP

- Extended Cottage Style Home
- Kitchen With Informal Dining Area
- Deluxe Bathroom; En Suite Shower Room
- Double Glazing; Sliding Sash Windows
- Garage; Workshop; Games Room
- Three Bedroom; Three+ Reception
- Bespoke, Handcrafted Kitchen
- Oil Heating; Underfloor Heating (ground floor)
- Generous Sized Driveway
- Mature, Private, Fully Landscaped Site

Offers Over £350,000

EPC Rating





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

Composite, double glazed front door. Tiled floor. Dual aspect windows. Vaulted ceiling. Hardwood, double glazed, stable style door leading to:

#### ENTRANCE HALL

Quarry tiled floor. Cloak hanging space. Stairwell to first floor. Access to under stairs storage.

#### FAMILY ROOM 10'5" x 8'11"

Tiled inglenook recess with matching hearth and cast iron, wood burning stove. Sliding sash window to front elevation. Quarry tiled floor.

#### DINING ROOM 18'5" x 16'8"

Open fire in antique fireplace with slate hearth. Timber flooring. Sliding sash, dual aspect windows. PVC double glazed door to rear garden.

#### LOUNGE 16'5" x 16'1"

Tiled inglenook style recess with cast iron, wood burning stove. Sliding sash, dual aspect windows. Quarry tiled floor.





## **KITCHEN WITH INFORMAL DINING AREA 19'1" x 10'4"**

Bespoke, in-frame kitchen with comprehensive range of high and low level storage units with solid quartz work surface and matching splashback and upstands to walls. Space for fridge freezer. Space for range style oven with extractor hood over. Integrated Bosch dishwasher. Tiled floor. Dual aspect, sliding sash windows. PVC double glazed French doors leading to rear garden. PVC double glazed French door leading to rear hall and attached garage.

## **DELUXE FAMILY BATHROOM**

White, three piece suite comprising panelled bath, vanity unit and WC. Fitted storage units with solid quartz top. Old schoolhouse style radiator. Part tiling to walls. Tiled floor.

## **FIRST FLOOR**

### **LANDING**

Reclaimed timber flooring. Access to fitted storage units.

## **PRINCIPAL BEDROOM 16'11" x 14'0" (wps)**

Fitted wardrobes and storage. Reclaimed timber flooring. Sliding sash window to front elevation. Old schoolhouse style radiators.

## **DELUXE EN SUITE SHOWER ROOM**

Contemporary, three piece suite comprising panelled shower enclosure, vanity unit and WC. Thermostat controlled mains shower with drench shower head. Solid Quartz top and splashback to vanity unit. LVT floor covering.

## **GUEST BEDROOM 19'0" x 16'2"**

Dual aspect windows. Sliding sash window to side elevation. Reclaimed timber flooring. Pedestal wash hand basin. Old schoolhouse style radiators.

## **BEDROOM 3 16'10" x 12'0"**

Cast iron fireplace with tiled inset and contrasting tiled hearth. Sliding sash window to front elevation. Reclaimed timber flooring.

## **EXTERNAL**

Generous sized private driveway area finished in asphalt. Additional parking areas finished in decorative stone and concrete. Front garden finished in lawn, paved path, beds and wide array of mature plants, trees and shrubbery.

Fully enclosed, landscaped rear garden finished in paved patio areas, timber decking, decorative stone and wide array of mature plants, trees and shrubbery.

External power points.

Outside tap.

## **GAMES ROOM / GARDEN ROOM 23'10" x 14'1" (wps)**

Fitted bar area. LVT flooring.

## **SHOWER ROOM**

With wet room style shower area, wash hand basin and WC. Electric shower. Panelled walls.





**DETACHED WORKSHOP 15'10" x 14'9" (wps)**

Timber double doors, power and light.

**ATTACHED GARAGE 20'0" x 12'5"**

Power operated up and over door. Access to kitchen. Power, light, plumbed for automatic washing machine and oil fired central heating boiler. Lean to wood store to rear.



*Beautiful, period, cottage style home, occupying a mature, private site off Milebush Drive, Carrickfergus.*

*The property has been sympathetically renovated and extended over recent years, retaining its original character and charm, whilst now catering for the needs of the modern day family.*

*The property comprises entrance porch, entrance hall, family room, lounge, dining room, kitchen with informal dining area, bespoke, handcrafted kitchen, bathroom, and three well-proportioned double bedrooms, to include principal en suite.*

*Externally, the property enjoys generous sized private driveway, attached garage, detached workshop, games room/bar, and landscaped gardens front and rear, finished in lawn, patio areas, timber decking, and wide array of mature plants, trees and shrubbery.*

*Other attributes include oil heating, underfloor heating (to ground floor level), double glazing, sliding sash windows, and convenient location.*

*Early viewing highly recommended to avoid disappointment.*



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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

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The Telegraph PROPERTY AWARDS 2019

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