



35 Clover Brook, Larne, BT40 2UP

- Modern, Semi Detached Home
- Lounge
- Bathroom; En Suite; Furnished Cloakroom
- Private Driveway
- Convenient Location
- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Well Presented Throughout

Offers Over £179,950

EPC Rating B



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite front door with hardwood, double glazed, fan light over. Tiled floor. Feature height ceilings to ground floor level. Stairwell to first floor. Access to under stairs store.

FURNISHED CLOAKROOM

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

LOUNGE 17'1" x 11'9"

Dual aspect windows. Contemporary, wall mounted, focal point fireplace.



KITCHEN THROUGH DINING ROOM 16'11" x 11'8"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, touch screen ceramic hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Space and plumbed for automatic washing machine. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor. PVC double glazed French doors leading to rear garden.

FIRST FLOOR

LANDING

Access to partially floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM 11'8" x 9'1"

Dual aspect windows.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled, oversized shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splashback tiling to sink. Tiled floor.

BEDROOM 2 11'9" x 9'1"

Dual aspect windows.

BEDROOM 3 11'9" x 7'6"

BATHROOM

Contemporary, white, three piece suite comprising panelled corner bath, semi pedestal wash hand basin and WC. Part tiling to walls. Illuminated mirror over sink. Tiled floor. Access to shelved store with radiator.

EXTERNAL

Generous sized, private driveway area, finished in stone.

Front garden finished in lawn.

Brick paviour entrance path.

External lighting.

PVC fascia.

Seamless aluminium guttering.

Fully enclosed rear garden, finished in lawn, stone and brick pavior patio area.

Outside tap.

LARGE TIMBER GARDEN STORE 11'11" x 9'10"

Power and light.

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.





Modern, three bedroom, semi detached home, located within the recently constructed Clover Brook development, Sandford Avenue, Larne. The property comprises entrance hall, furnished cloakroom, lounge, kitchen through dining room, three well-proportioned bedrooms, to include principal en suite bedroom, and family bathroom. Externally, the property enjoys private driveway, finished in stone, and fully enclosed rear garden, finished in lawn, brick pavior patio area and large, timber garden store. Other attributes include gas heating, PVC double glazing and convenient location. Early viewing highly recommended to avoid disappointment.



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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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