



SALE AGREED

57 Raloo Road

Larne, BT40 3DU

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Nest Estate agents are delighted to bring to market this beautiful detached family home set in the heart of the Antrim countryside on an impressive 0.5 acre site. This property occupies a prime location within Raloo, Larne and offers ample living space for growing families. Internally the property benefits from large open plan kitchen/ dining area, separate utility room, downstairs w/c, family bathroom suite, 3 spacious bedrooms, family living area opening onto a generous balcony terrace. On the ground floor there is a separate living room/ office space that may be adapted to an additional bedroom depending on requirements. Externally the property benefits from large gardens laid in lawn surrounded by mature shrubbery and two separate patio areas.

This property enjoys excellent outdoor space, offering prospective purchasers the opportunity to take in the peaceful countryside views- particularly from the first floor balcony. Other attributes include uPVC double glazing throughout and oil fired central heating. This property offers ease of access to main routes to Larne and Belfast (A8) and is within close proximity to the coast.

We anticipate that this unique home will attract a lot of interested parties and early inspection is strongly recommended. Contact Nest today to arrange a viewing on 02893438090.

HALLWAY

17 x 7'8 (5.18m x 2.34m)

Hardwood external door. Solid wood flooring. Recessed spotlights.

STORAGE

2'3 x 3'8 (0.69m x 1.12m)

TOILET

7'6 x 7'10 (2.29m x 2.39m)

Low flush w/c. Pedestal wash hand basin. Part tiled walls. Range of high level cupboards and cloakroom storage.

LIVING ROOM

12'8 x 13'10 (3.86m x 4.22m)

Feature fireplace with ornate tile inset, wooden surround and granite hearth.

BEDROOM 2

15'7 x 8'4 (4.75m x 2.54m)

STORAGE

1'8 x 5'8 (0.51m x 1.73m)

BEDROOM 3

11'6 x 11'3 (3.51m x 3.43m)

STORAGE

1'8 x 5'8 (0.51m x 1.73m)

BATHROOM

10'8 x 11'3 (3.25m x 3.43m)

Four piece white suite comprising low flush w/c, pedestal wash hand basin, freestanding bath with wall mounted chrome mixer tap. Enclosed shower unit with 'Aqualisa' thermostatic power shower. Chrome towel radiator. Recessed spotlights. Ceramic tiled floor.

KITCHEN

20'8 x 13'8 (6.30m x 4.17m)

Range of high and low level units with contrasting granite worktops and upstand . 1.5 Stainless steel sink unit with drainer and mixer taps. Integrated gas

hob. Solid oak shaker style fitted kitchen with a range of high and low level units, luxury granite worktops, 1.5 inset sink unit with drainer and mixer taps, integrated double oven and dishwasher,. Space for American style fridge freezer. Freestanding island unit with granite worktop and additional storage space with wine rack. Recessed spotlights. Ceramic tiled flooring.

LOUNGE

13'2 x 15'6 (4.01m x 4.72m)

UTILITY

6'6 x 11'7 (1.98m x 3.53m)

Range of high and low level units. Plumbed for appliances. uPVC double glazed windows with access to rear garden. Belfast sink with mixer tap. Recessed spotlights.

FAMILY ROOM

19'9 x 17'1 (6.02m x 5.21m)

BEDROOM 1

11'4 x 11'4 (3.45m x 3.45m)

ENSUITE

7'7 x 11'4 (2.31m x 3.45m)

Low flush w/c. Corner panelled bath with chrome mixer tap. Bidet. White suite comprising corner panel bath with chrome mixer tap. Large vanity unit with mixer tap. Enclosed electric shower unit. Part-tiled walls. Solid wood flooring.

OUTSIDE

Private 0.5 acre site consisting of large lawn, private driveway with ample car parking space. Surrounded by variety of trees and mature shrubbery. Paved patio area located to the side of the property with additional rear patio.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Road Map



Hybrid Map



Terrain Map



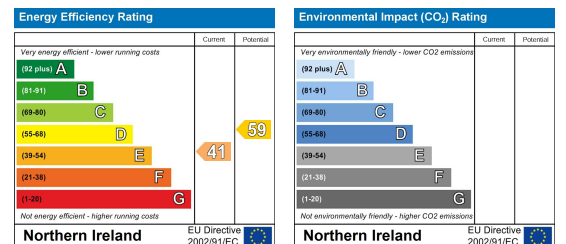
Floor Plan



Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.