COLIN GRAHAM RESIDENTIAL

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11 Collin Road, Ballyclare, BT39 9JR

- Recently Constructed Detached Bungalow
- Lounge; Separate Family Room
- Deluxe Bathroom With Four Piece Suite
- Utility Room; Furnished Cloakroom
- Side And Rear Gardens; Rural Views
- Four Bedrooms; Principal With En Suite
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Private Driveway Area
- Option To Purchase Adjoining Agricultural Land

Offers Over £395,000

EPC Rating B





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Access to hot press.

LOUNGE 16'4" x 13'1"

Dual aspect windows, enjoying elevated rural views. Brick, inglenook style fireplace with slate hearth.

KITCHEN THROUGH DINING ROOM 28'6" x 17'3" (wps)

Modern fitted kitchen with comprehensive range of high and low level storage units with contrasting, marble effect, melamine work surface. Matching island unit with breakfast bar area. Stainless steel sink unit with draining bay. Cooker point with extractor hood over. Space for American style fridge freezer. Elevated rural views to rear. PVC double glazed French doors to rear.







FAMILY ROOM 14'3" x 13'5"

Stone clad, inglenook style recess with cast iron, wood burning stove on slate hearth. Tiled floor.

REAR HALL

Tiled floor. PVC double glazed door to driveway.

UTILITY ROOM 8'8" x 7'9"

Low level fitted storage units with contrasting, marble effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Tiled floor.

FULLY TILED FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC.

PRINCIPAL BEDROOM 16'4" x 13'1" (wps)

Wood laminate floor covering. Elevated rural views.

WALK IN WARDROBE / DRESSING ROOM 10'8" x 7'10"

Wood laminate floor covering.

DELUXE FULLY TILED ENSUITE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, vanity unit and WC. Electric shower.

BEDROOM 2 13'10" x 12'1"

Elevated rural views.

BEDROOM 3 11'9" x 10'9"

Elevated rural views to rear. Wood laminate floor covering.

BEDROOM 4 11'10" x 9'6" (wps)

Elevated rural views to rear.

DELUXE FULLY TILED FAMILY BATHROOM

Contemporary, four piece suite comprising freestanding bath, separate shower enclosure, vanity unit and WC. Thermostat controlled shower unit with drench shower head.

EXTERNAL

Generous sized private driveway area, finished in stone.
Stone clad entrance porch.
External lighting.
Seamless aluminium guttering.
Footings for detached garage.
Garden area to rear, finished in lawn.
Oil fired central heating boiler.
PVC oil storage tank.
Outside tap.
Side garden, finished in lawn and mature trees.

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.



Immaculately presented, recently constructed, four bedroom / two+ reception, detached bungalow, occupying a prime site enjoying rural views, located off the Collin Road, Ballyclare.

The property comprises entrance hall, lounge with feature fireplace, kitchen through dining room with modern fitted kitchen, separate family room with wood burning stove, rear hall, utility room, furnished cloakroom, four well proportioned bedrooms to include principal bedroom with walk in dressing room and deluxe en suite shower room, and family bathroom with contemporary four piece suite.

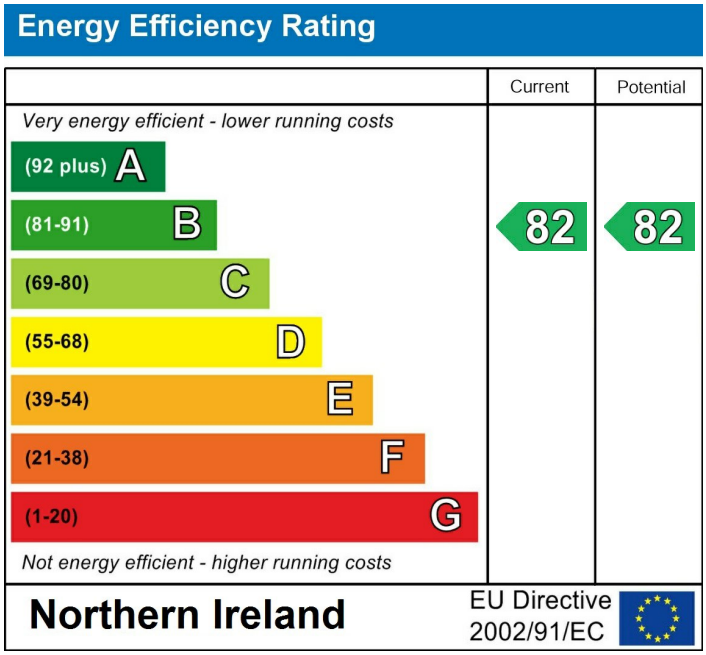
Externally the property enjoys private driveway area finished in stone and garden finished in lawn.

Other attributes include oil fired central heating and PVC double glazing.

Option to purchase adjoining agricultural land via separate negotiation.

Early viewing highly recommended to avoid disappointment.





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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