COLIN GRAHAM RESIDENTIAL

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8 Kimberley Drive, Newtownabbey, BT36 6NB

- Detached Family Home
- Lounge; Separate Sun Lounge
- Bathroom With Four Piece Suite
- Furnished Cloakroom
- Gardens Front & Rear; Elevated Rural Views
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Private Driveways; Attached Garage
- Convenient Location; Immaculately Presented

Offers Over £199,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens. Wood laminate floor covering. Glass panelled doors leading to lounge and rear hall.

REAR HALL

Wood laminate floor covering. Access to cloakroom. PVC double glazed external door.

FURNISHED CLOAKROOM

White, two piece suite comprising wash hand basin and WC. Part tiling to walls. Gas fired central heating boiler.

LOUNGE 19'7" x 14'10"

Cast iron, wood burning stove on granite hearth. Wood laminate floor covering. Dual aspect windows. Picture window to front elevation. Stairwell to first floor. Sliding door, leading to:



KITCHEN THROUGH DINING ROOM 19'7" x 10'10"

Modern fitted kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Integrated gas hob with mirrored splashback and stainless steel extractor hood over. Integrated double oven, fridge freezer and dishwasher. Matching fitted breakfast bar unit. Upstands to walls to match work surface. Wood laminate floor covering. Dual aspect windows. PVC double glazed doors to rear garden. Glass panelled door, leading to:

SUN LOUNGE 13'10" x 10'10"

Elevated rural views. PVC double glazed French doors, leading to rear garden.

FIRST FLOOR

LANDING

Access to walk in store and roof space.

BEDROOM 1 10'11" x 10'6"

Dual aspect windows.



BEDROOM 2 12'6" x 8'10"

BEDROOM 3 10'5" x 7'11"

Elevated rural view.

BATHROOM

Contemporary, white, four piece suite comprising panelled bath, separate shower enclosure, vanity unit and concealed cistern WC. Electric shower. Chrome towel radiator. Fully tiled walls. Access to shelved store.

EXTERNAL

Generous sized private driveway area finished in tarmac.
Second driveway finished in tarmac.
Fully enclosed gardens to front and side, finished in lawn.
Fully enclosed, low maintenance, paved rear garden.
Separate, enclosed play area, finished in artificial grass and tree bark.
Outside tap.
External lighting.



ATTACHED GARAGE 20'10" x 9'2"

PVC coated, roller, shutter door. Separate service door to side. Power, light and utility area to rear.

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, three bedroom, detached family home with sun lounge extension to rear, and attached garage, situated within the conveniently located and popular Kimberley Drive, Carnmoney, Newtownabbey.

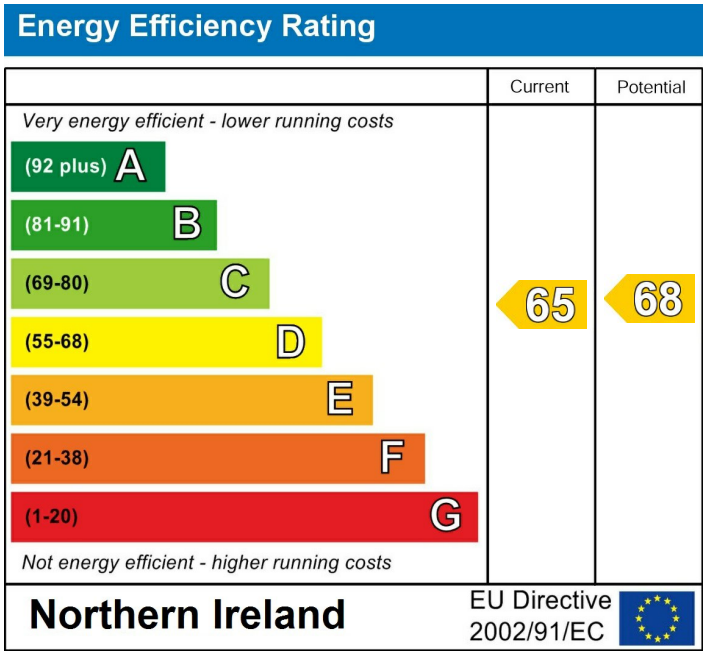
The property comprises entrance hall, rear hall, furnished cloakroom, lounge with cast iron wood burning stove, kitchen through dining room with modern fitted kitchen and glass panelled door leading to sun lounge, three well proportioned first floor bedrooms, and bathroom with contemporary, four piece suite.

Externally, the property enjoys generous sized private driveway area finished in tarmac, second driveway finished in tarmac, attached garage, fully enclosed gardens to front and side finished in lawn, and fully enclosed, low maintenance, paved rear garden with separate enclosed play area.

Other attributes include gas fired central heating, PVC double glazing, elevated rural views, and convenient location.

Early viewing highly recommended.





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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Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

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