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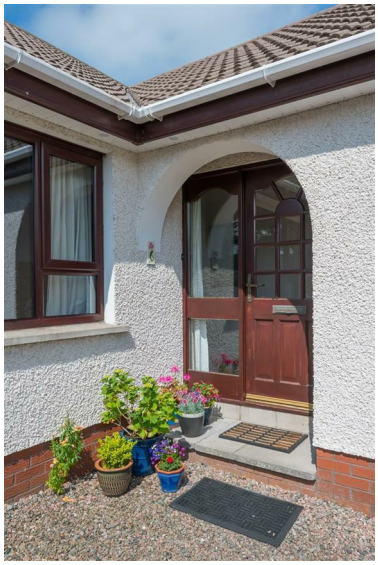
6 Highgrove Drive, Ballyclare, BT39 9XH

- Detached Bungalow
- Lounge; Separate Dining Room
- Family Bathroom With Four Piece Suite
- Utility Room; Cloakroom With WC
- Gardens Front, Side and Rear
- Four Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Private Driveway; Integral Garage
- Prime Corner Site; Convenient Location

Offers Over £219,950

EPC Rating F





6 Highgrove Drive, Ballyclare, BT39 9XH



metres (1527.4 sq. feet)

ve purposes only.
ing PlanUp.



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood glazed front door with matching double glazed side screen. Access to shelved hot press. Access to floored roof space with light (via slingsby style ladder).

LOUNGE 15'11" x 12'0"

Open fire in Chinese tile fireplace with timber mantle and back boiler link up system for water and heating. Picture window to front elevation.

DINING ROOM 10'5" x 9'7"

PVC double glazed French patio doors leading to rear garden.







KITCHEN WITH INFORMAL DINING AREA 12'10" x 9'11"

Fitted kitchen with range of high and low level storage units and complementary work surface. Stainless steel 1.5 bowl sink unit with matching draining bay. Integrated hob and retractable extractor canopy over. Integrated eye level double oven. Space for fridge freezer. Plumbed and space for slimline dishwasher. Splash back tiling to walls.

UTILITY ROOM widest points

Low level storage unit and complementary work surface area to match kitchen. Stainless steel sink unit with matching draining bay. Plumbed for automatic washing machine. Built in storage cupboard accessed via double doors. Tiled floor. Access to cloakroom with WC and integral garage. Hardwood glazed panelled rear door.

CLOAKROOM

With white WC. Tiled floor.

BEDROOM 1 12'11" x 11'10"

Picture window to front elevation.

BEDROOM 2 widest points

Built in double wardrobe/store.

BEDROOM 3 12'10" x 9'11"

Picture window to rear elevation. Currently utilised as third reception room.

BEDROOM 4 8'9" x 8'9"

Picture window to front elevation.

FAMILY BATHROOM 10'0" x 8'1"

Four piece suite comprising tile encased bath, separate shower enclosure, pedestal wash hand basin and WC. Electric shower unit. Fully tiled walls.

EXTERNAL

Private driveway area finished in coloured stone.
Front and side gardens finished in lawn and range of plants, trees and shrubbery.
PVC fascia, soffits and rainwater goods.
Fully enclosed, private rear garden finished in lawn, paved patio area, coloured stone, range of plants and shrubbery.
External lighting.
Outside tap.

INTEGRAL GARAGE 19'5" x 9'11"

Up and over door. Separate service door leading to utility room. Light, power and oil fired central heating boiler.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this



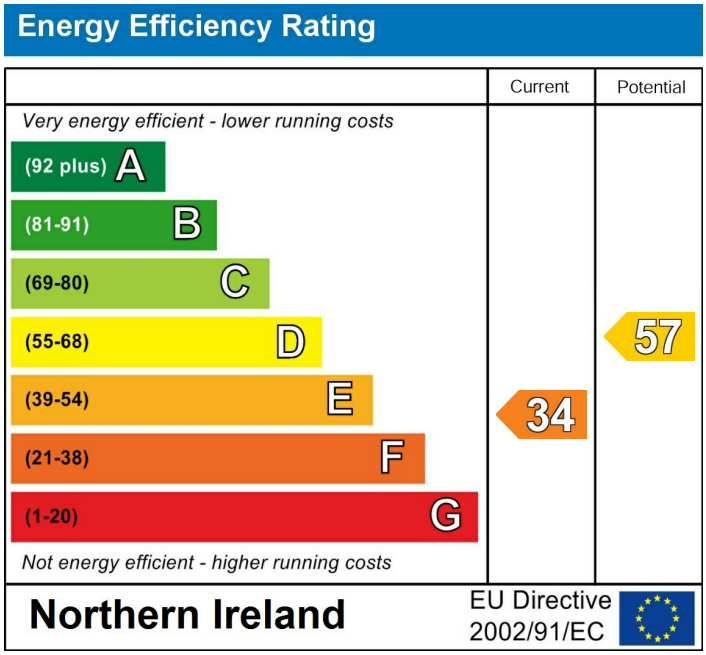


property. Purchasers should make/commission their own inspections if they feel it is necessary.



Well presented, four bedroom / two+ reception, detached bungalow with integral garage, occupying a prime corner site within the well sought after Highgrove development, situated off Doagh Road, Ballyclare. The property comprises entrance hall, lounge with open fire, separate dining room with French patio doors leading to rear garden, kitchen with informal dining area, utility room, cloakroom with WC, four well proportioned bedrooms, and family bathroom with four piece suite. Externally the property enjoys private driveway area finished in coloured stone, integral garage, front and side gardens finished in lawn and range of plants, trees and shrubbery, and fully enclosed, private rear garden finished in lawn, paved patio area, coloured stone, range of plants and shrubbery. Other attributes include oil fired central heating and PVC double glazing. 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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