COLIN GRAHAM RESIDENTIAL

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26 Highgrove Drive, Ballyclare, BT39 9XH

- Detached Family Home
- Three Separate Reception Rooms
- Bathroom With Five Piece Suite
- Utility Room; Furnished Cloakroom
- Gardens Front, Side And Rear
- Four Bedrooms; Principal Bedroom With En Suite
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Private Driveway Area; Integral Garage
- Convenient Location

Offers Over £279,950

EPC Rating C





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with twin side screens. Tiled floor. Stairwell to first floor.

LOUNGE 16'7" x 11'9"

Gas fire in marble fireplace with matching hearth and timber surround. Engineered timber flooring. Picture window to front elevation. Glass panelled doors to dining room.

FAMILY ROOM 14'7" x 10'2"

Picture window to front elevation. Engineered timber flooring.

DINING ROOM 11'9" x 10'5"

Engineered timber flooring. PVC double glazed French doors to garden.







KITCHEN WITH INFORMAL DINING AREA 16'8" x 12'5"

Luxury fitted kitchen with comprehensive range of high and low level storage units with contrasting solid granite work surface. Matching breakfast bar unit. Inlaid stainless steel 1.5 bowl sink unit. Integrated ceramic hob with extractor hood over. Integrated oven, fridge freezer and dishwasher. Glass fronted display cabinet. Solid granite upstands to walls. Tiled floor.

UTILITY ROOM 10'8" x 9'11" (wps)

Range of fitted storage unit with contrasting melamine work surface. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine and space for tumble dryer. Splash back tiling to walls. Tiled floor. Access to integral garage. PVC double glazed door to rear garden.

FURNISHED CLOAKROOM

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

FIRST FLOOR

LANDING

Access to hot press and roof space.

PRINCIPAL BEDROOM 13'7" x 12'5" (wps)

Wood laminate floor covering.

DELUXE EN SUITE SHOWER ROOM

White three piece suite comprising panelled shower enclosure, pedestal wash hand basin and WC. Electric shower. Chrome towel radiator. Half tiling to walls. Tile effect wood laminate floor covering.

BEDROOM 2 14'11" x 11'6"

Wood laminate floor covering.

BEDROOM 3 13'8" x 10'9"

Fitted wardrobe in mirror panelled sliding doors. Access to under eaves storage. Wood laminate floor covering.

BEDROOM 4 11'4" x 10'2"

Built in wardrobe/store. Wood laminate floor covering.

FAMILY BATHROOM

White five piece suite comprising panelled bath, separate panelled shower enclosure, pedestal wash hand basin, WC and bidet. Thermostat controlled mains shower unit. Half tiling to walls. Tiled floor.

EXTERNAL

Front garden finished in lawn.
Private driveway area finished in brick pavior.
Entrance porch.
Large side garden finished in lawn, paved patio and shrubs.
PVC soffits, fascia and rainwater goods.
Rear garden finished in lawn and paved patio area.
External lighting.
Outside tap.





INTEGRAL GARAGE 17'1" x 10'9"

Up and over door. Separate service door to utility room. Power, light and gas fired central heating boiler.

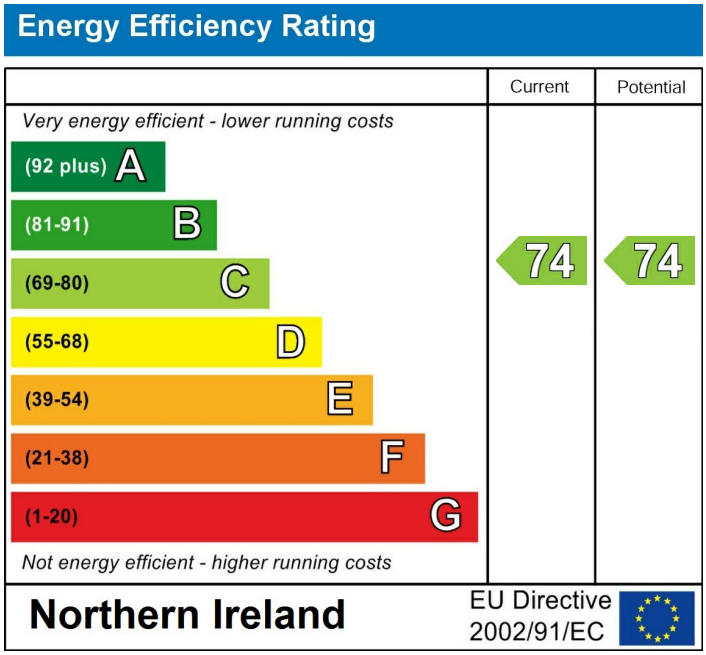
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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 / three reception, detached family home with integral garage, occupying a prime site within the well sought after Highgrove development, situated off Doagh Road, Ballyclare. The property comprises entrance hall, lounge with gas fire, separate family room, dining room with PVC double glazed French doors leading to rear garden, kitchen with informal dining area, utility room, furnished cloakroom, four well proportioned first floor bedrooms, to include principal bedroom with deluxe en suite shower room, and family bathroom with white five piece suite. Externally the property enjoys private driveway area finished in brick pavior, integral garage, front garden finished in lawn, large side garden finished in lawn, paved patio and shrubs, and rear garden finished in lawn and paved patio area. Other attributes include gas 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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