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# 207 Ballycorr Road, Ballyclare, BT39 9UG

- Impressive, Detached Family Home
- Kitchen With Informal Dining Area
- Snooker Room
- Bathroom With White Four-Piece Suite
- Prime, Elevated Site (c.1.7 acres)
- Four Bedrooms; Four+ Reception Rooms
- Luxury Fitted Kitchen & Utility Room
- Principal, En Suite Bedroom
- Oil Heating; Double Glazing
- Generous Sized Private Driveway; Attached Double Garage

Offers Over £495,000

EPC Rating D





# 207 Ballycorr Road, Ballyclare, BT39 9UG





## PROPERTY DESCRIPTION

### ACCOMMODATION

### ENTRANCE HALL
Composite, triple glazed front door, with matching PVC, triple glazed side screen. Tiled floor. Stairwell to gallery landing. Vaulted ceiling. Glass panelled doors leading to lounge and family room. Glass panelled French doors to dining room.

### FURNISHED CLOAKROOM
Contemporary, white, two-piece suite comprising pedestal wash hand basin and WC. Half panelling to walls. Tiled floor.

### LOUNGE 17'5" x 15'8"
Picture window to front elevation, enjoying elevated rural views. Gas fire in marble fireplace with matching hearth and mahogany surround. Solid timber flooring.

### FAMILY ROOM 15'5" x 13'8"
Picture window to front elevation, enjoying elevated rural views. Open fire in granite fireplace with matching hearth. Back boiler. Timber flooring. Glass panelled door leading to:

### CONSERVATORY 18'10" x 9'8"
Elevated rural views. Tiled floor. PVC double glazed French doors to rear garden. Glass panelled door leading to:







## DINING ROOM 13'8" x 11'8" (plus recess)

Tiled floor.

## KITCHEN WITH INFORMAL DINING AREA 15'8" x 11'8" (wps)

Luxury fitted kitchen with comprehensive range of high and low level fitted storage units, with contrasting Corian work surface. Matching island unit with breakfast bar area. Inlaid stainless steel sink unit. Integrated fridge freezer and dishwasher. Corian upstands and timber half panelling to walls. Tiled floor.

## UTILITY ROOM 11'8" x 7'9"

Neff integrated double ovens, combi microwave oven, plate warming tray and gas hob. Integrated Miele fryer. Plumbed and space for washing machine. Space for tumble dryer. Corian work surface area with inlaid stainless steel sink unit. Corian splash back and upstands to walls. Tiled floor.

## REAR HALL

Half panelling to walls. Tiled floor. Access to snooker room and attached garage. Composite, triple glazed door to driveway. Separate composite, triple glazed door to rear garden.

## SNOOKER ROOM 23'7" x 15'8"

## FIRST FLOOR

## GALLERY LANDING

Informal living/study area. Bay window to front elevation. Access to shelved, walk in hot press. Access to floored roof space via slingsby style ladder.

## PRINCIPAL BEDROOM 13'8" x 13'8"

Picture window to front elevation, enjoying elevated rural views. Exposed timber, tongue and groove flooring.

## EN SUITE SHOWER ROOM

White, three-piece suite comprising tiled shower enclosure, vanity unit and WC. Electric shower. Fitted storage units and make up area.

## BEDROOM 2 15'8" x 15'8"

Picture window to front elevation, enjoying elevated rural views. Exposed timber, tongue and groove flooring.

## BEDROOM 3 11'8" x 11'3"

Rural views to rear.

## BEDROOM 4 11'9" x 8'9"

Vanity unit. Rural views to rear.

## FAMILY BATHROOM

White, four-piece suite comprising tile encased bath, separate oversized, panelled shower enclosure, pedestal wash hand basin and WC. Electric shower. Chrome towel radiator. Half tiling to walls.

## EXTERNAL

Generous sized private driveway area, finished in asphalt, with electric operated double gates.
Tiled entrance porch.
External lighting.
Elevated site, extending to c.1.7 acres (to include adjoining paddock).
Gardens to front, side and rear finished in lawn, patio areas, decorative stone and wide array of mature plants, trees and shrubbery.
Adjoining paddock currently utilised as golf practice area (with putting green and bunkers).
PVC soffits, fascia and rainwater goods.
Three outside taps.
External power points.
PVC oil storage tank.





## ATTACHED GARAGE 19'4" x 17'11"

Power operated, up and over double door. Separate service door to rear hall. Power, light, oil fired central heating boiler and access to roof space. Furnished cloakroom with wash hand basin and WC.

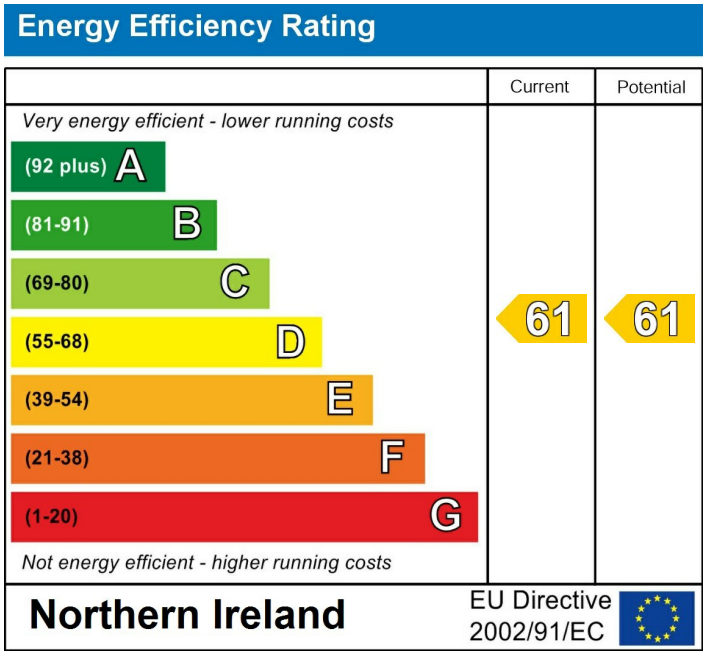
## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.



***Impressive, detached family home, occupying a prime, elevated site, extending to c.1.7 acres, situated on the periphery of Ballyclare town. The property comprises entrance hall, furnished cloakroom, lounge, family room, dining room, conservatory, kitchen with informal dining area, luxury fitted kitchen, utility room, rear hall, snooker room, gallery landing with informal living/study area, four well-proportioned first floor bedrooms, to include principal bedroom with en suite shower room, and family bathroom with white four-piece suite. Externally, the property enjoys generous sized private driveway with electric operated gates, attached double garage with furnished cloakroom, gardens finished in lawn, patio areas, decorative stone and wide array of mature plants, trees and shrubbery, and attached paddock, currently utilised as golf practice grounds, to include putting green and bunkers. Other attributes include oil heating, double glazing and delightful rural views. 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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