



41 Russell Court, Ballyclare, BT39 9YL

- Impressive Detached Family Home
- Three+ Reception Rooms
- Family Bathroom; Four Piece Suite
- Oil Heating; PVC Double Glazing
- Low Maintenance Gardens
- Six Bedrooms; Two With En Suite
- Kitchen Through Living/Dining Room
- Utility Room; Furnished Cloakroom
- Private Driveway; Detached Garage
- Convenient Location; Immaculately Presented

Offers Over £365,000

EPC Rating D



41 Russell Court, Ballyclare, BT39 9YL



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front entrance door with matching double glazed side screens and arched fanlight over. Wood strip effect tiled flooring. Stairwell leading to first floor. Access to under stairs storage cupboard.

#### FURNISHED CLOAKROOM

White, two piece suite comprising vanity unit and WC. Part tiled walls. Wood strip effect tiled flooring.

#### LOUNGE 16'7" x 11'10"

Gas fire in limestone fireplace with matching hearth. Wood laminate floor covering. Twin windows to front elevation. Recessed spotlights. Coving to ceiling.

#### FAMILY ROOM 11'10" x 11'1"

Twin windows to front elevation. Coving to ceiling.

#### KITCHEN THROUGH DINING / LIVING ROOM 32'8" x 10'7"

Luxury fitted kitchen with range of high and low level storage units finished in white high gloss door and contrasting quartz work surface with matching upstands. Matching breakfast bar return. Inlaid stainless steel 1.25 bowl sink unit with mixer tap over. Integrated five ring induction hob with quartz splashback and recessed extractor fan over. Integrated, eye level twin ovens. Integrated larder fridge with freezer compartment, integrated recycling bin drawers and integrated dishwasher. Recessed spotlights. Wood strip effect tiled flooring throughout. Media wall, wired and power for TV with contemporary, wall hung electric fire to living area. Open to:



### SUN LOUNGE 9'11" x 9'10"

PVC double glazed windows wrapped around with matching double glazed French patio doors leading to rear garden. Wood strip effect tiled flooring. Recessed spotlights. Power points and radiators.

### UTILITY ROOM 7'6" x 5'1"

Range of high and low level storage units finished in white high gloss door with complementary granite effect, melamine work surface. Matching upstands. Stainless steel sink unit with draining bay and mixer tap. Plumbed for automatic washing machine. Space for tumble dryer. PVC door leading to driveway. Wood strip effect tiled floor covering.

### FIRST FLOOR

#### LANDING

Built in shelved hot press. Recessed spotlights. Stairwell leading to second floor.

### PRINCIPAL BEDROOM 13'9" x 12'1"

Twin windows to front elevation. Fitted bedroom furniture to include wardrobes and drawer units. Recessed spotlights.

### WALK IN WARDROBE / DRESSING ROOM 8'1" x 7'0"

Wall to wall fitted wardrobe with panelled/mirrored sliding doors. Wood laminate floor covering. Recessed spotlights.

### DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising quadrant shower enclosure, vanity unit and WC. Thermostat controlled shower unit. Heated towel radiator. Recessed spotlights.

### BEDROOM 2 13'10" x 11'11"

Twin windows to front elevation.

### BEDROOM 3 11'6" x 10'8" (plus robes)

Fitted wardrobes with panelled/mirrored sliding doors. Picture window to rear elevation.

### BEDROOM 4 10'3" x 10'1" (wps)

Fitted wardrobe with panelled sliding doors and matching overhead lockers and drawers. Wood laminate floor covering.

### DELUXE FAMILY BATHROOM

Contemporary, white, four piece suite comprising oval shaped bath with waterfall mixer tap, separate fully panelled shower enclosure, vanity unit and WC. Thermostat controlled shower unit with drench shower head over. Fully tiled walls. Tiled floor. Recessed spotlights. Chrome towel radiator.

### SECOND FLOOR

#### LANDING

Double doors to storage cupboard. Recessed spotlights. Rural views.

### BEDROOM 5 15'10" x 15'0" (wps)

Fitted wardrobe with panelled/mirrored sliding doors.

### EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully panelled quadrant shower enclosure, vanity bench and WC. Thermostat controlled shower unit with drench shower head over. Wood laminate floor covering. Heated towel radiator. Velux window.

### BEDROOM 6 15'9" x 11'9" (wps)

Dual aspect windows. Access into eaves storage.

### EXTERNAL

Generous sized private driveway area finished in tarmac.

Front garden finished in lawn.

Fully enclosed rear garden finished in artificial grass with putting green area, brick pavior patio area, raised timber decking and shrub bed planters.

Timber summer house.

External lighting.

Outside tap.

### MATCHING DETACHED GARAGE 19'2" x 10'2"

Up and over door. Separate PVC service door. Light, power, utility bench area and beam vacuum system hub.

### 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, six bedroom, three+ reception, detached family home, with matching detached garage, occupying a prime site within the well sought after Russell Court development, Doagh Road, Ballyclare.**

**The property comprises entrance hall, furnished cloakroom, lounge with gas fire, separate family room, modern fitted kitchen through living/dining room and open to sun lounge, utility room, six well proportioned bedrooms, to include principal bedroom with walk in wardrobe and deluxe en suite, and deluxe family bathroom with contemporary four piece suite.**

**Externally, the property enjoys generous sized private driveway area finished in tarmac, matching detached garage, front garden finished in lawn, and fully enclosed rear garden finished in artificial grass with putting green area, brick pavior patio area, raised timber decking and shrub bed planters.**

**Other attributes include oil fired central heating, PVC double glazing, and convenient location.**

**Early viewing highly recommended to avoid disappointment.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>68</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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