



5 North Court, Carrickfergus, BT38 8TJ

- Detached Family Home
- Lounge; Wood Burning Stove
- Deluxe Bathroom With Four 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
- Views Towards Knockagh; Convenient Location

Offers Over £219,950

EPC Rating B



5 North Court, Carrickfergus, BT38 8TJ



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite double glazed front door. Tiled floor. Stairwell to first floor. Oak veneer internal doors.

FURNISHED CLOAKROOM

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

LOUNGE 16'4" x 12'7"

Cast iron wood burning stove in slate hearth. Picture window to front elevation. Wood laminate floor covering.

KITCHEN WITH INFORMAL DINING AREA 14'4" x 9'4"

Modern fitted kitchen with range of high and low level storage units in high gloss door and contrasting wood block effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Splash back tiling to walls. Tiled floor. PVC double glazed French doors to rear garden.



UTILITY ROOM 9'3" x 4'7"

Fitted storage units and work surface to match kitchen. Stainless steel sink unit. Plumbed for automatic washing machine. Space for tumble dryer. Gas fired central heating boiler (housed within matching unit). Tiled floor. Composite double glazed door to driveway.

FIRST FLOOR

LANDING

Access to shelved store. Stairwell to second floor.

BEDROOM 2 12'6" x 10'1"

Views towards Knockagh.

BEDROOM 3 11'6" x 9'3"

BEDROOM 4 9'4" x 7'8"

Wood laminate floor covering.

DELUXE BATHROOM

Contemporary, white four piece suite comprising panelled bath, separate fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Illuminated mirror over sink. Chrome towel radiator. Part tiling to walls. Tiled floor.

SECOND FLOOR

LANDING

Access to built in store/wardrobe.

PRINCIPAL BEDROOM 13'5" x 12'6" (plus bay)

Dual aspect windows. Dormer bay to front elevation, enjoying views towards Knockagh. Access to under eaves storage.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising fully tiled oversized shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Illuminated mirror over sink. Chrome towel radiator. Floor to ceiling wall tiling to sink area. Tiled floor.

EXTERNAL

Front and side gardens finished in lawn.

Private driveway area finished in tarmac.

Glass entrance canopy.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn and paved patio areas.

External lighting.

Outside tap.

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, four bedroom, detached family home with fully enclosed rear garden, occupying a prime corner site within a select development of only five homes, conveniently located off the popular North Road, Carrickfergus. The property comprises entrance hall, furnished cloakroom, lounge with cast iron wood burning stove, modern fitted kitchen with informal dining area, utility room, four well proportioned bedrooms, to include principal bedroom with deluxe en suite shower room, and deluxe bathroom with contemporary, white four piece suite. Externally the property enjoys private driveway area finished in tarmac, front and side gardens finished in lawn, and fully enclosed rear garden finished in lawn and paved patio areas. Other attributes include gas fired central heating, PVC double glazing and views towards Knockagh. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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 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




Awards








Proudly sponsoring


