COLIN GRAHAM RESIDENTIAL

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7 Highgrove Drive, Ballyclare, BT39 9XH

- Immaculately Presented Family Home
- Lounge With Multi Fuel Burning Stove
- Kitchen Through Dining Room
- Utility Room; Furnished Cloakroom
- Private Driveway; Integral Garage
- Four Bedroom / Two+ Reception
- Separate Playroom/Family Room
- Luxury Fitted Kitchen
- Deluxe Bathroom; Principal En Suite
- Fully Landscaped Site; Large, Private Rear Garden

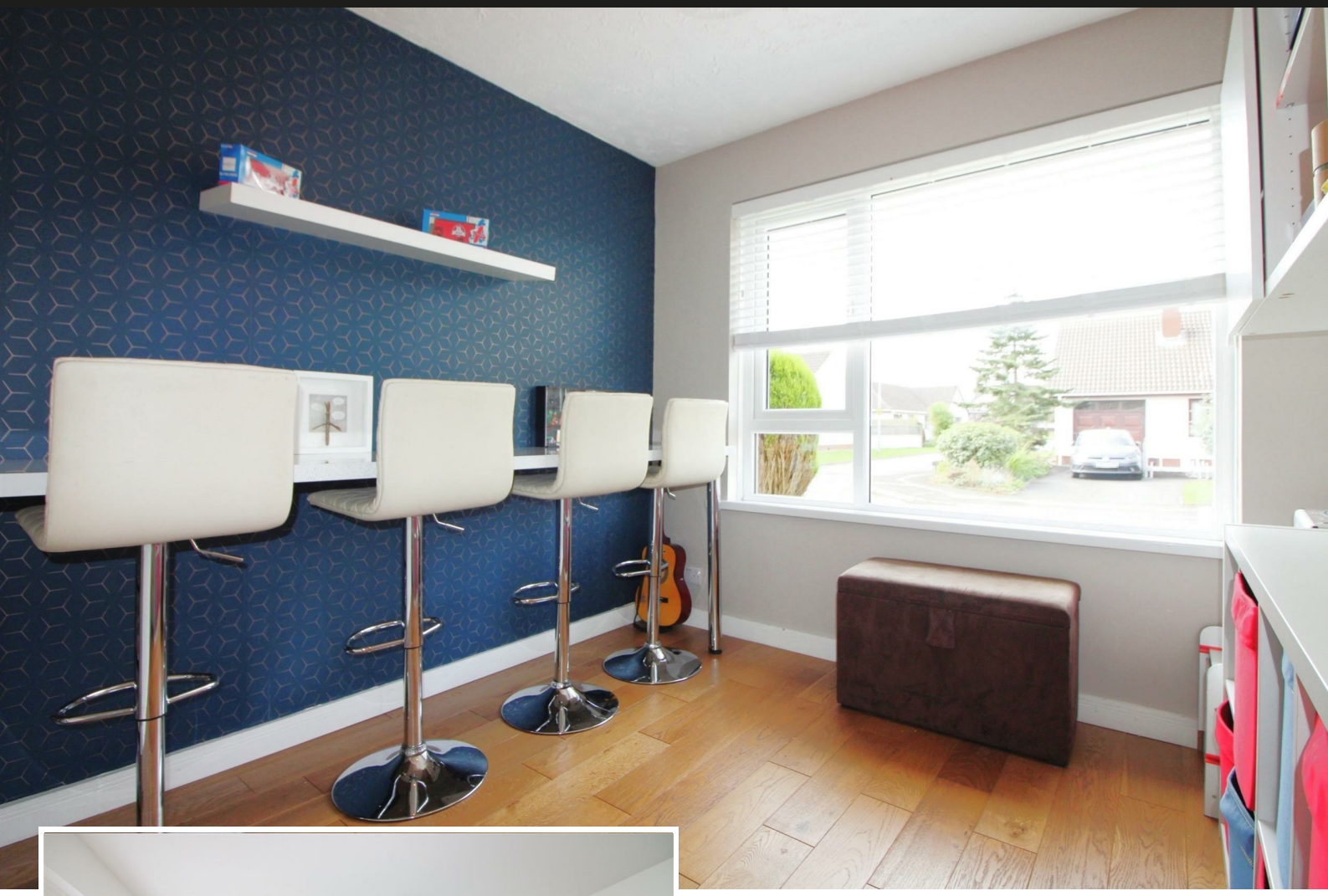
Offers Over £289,950

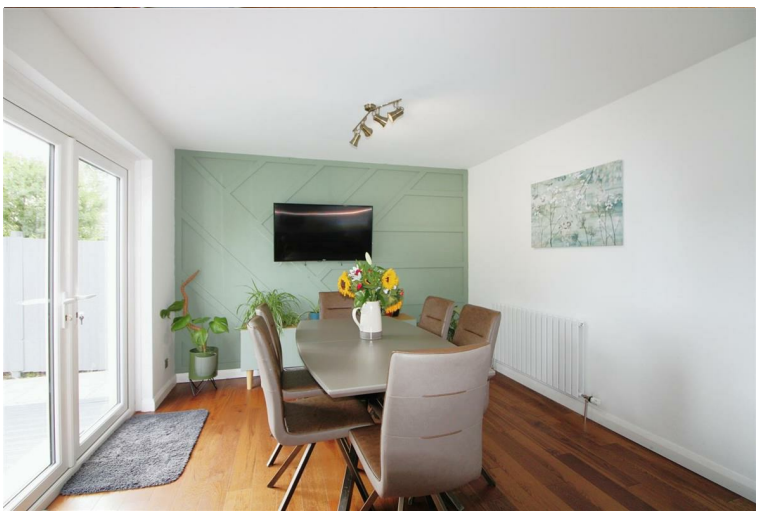
EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, triple glazed front door, with matching PVC, triple glazed side screen. Engineered timber flooring. Return stairwell to first floor. Glass panelled door leading to kitchen.

FURNISHED CLOAKROOM

Contemporary white sink basin and WC. Tiled walls. Tiled floor.

LOUNGE 16'4" x 11'10"

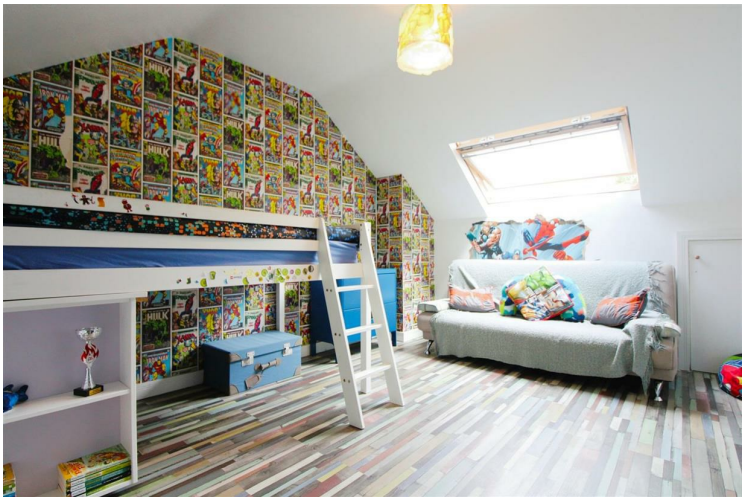
Stone clad feature wall. Cast iron, multi fuel burning stove on granite hearth. Picture window to front elevation. Engineered timber flooring.

PLAYROOM / FAMILY ROOM 9'9" x 8'9"

Picture window to front elevation. Engineered timber flooring.







KITCHEN THROUGH DINING ROOM 26'4" x 11'1"

Luxury fitted kitchen with range of high and low level storage units, with contrasting quartz effect melamine work surface. Matching island unit. Inlaid, colour coded 1.5 bowl sink unit with draining bay. Integrated induction hob with extractor hood over. Integrated double ovens, dishwasher and fridge. Splash back tiling to walls. Engineered timber flooring. PVC double glazed French doors to rear garden.

UTILITY ROOM 10'7" x 7'5"

Range of fitted high and low level storage units, with contrasting melamine work surface. Stainless steel sink unit with draining bay. Space for American style fridge freezer. Plumbed for automatic washing machine. Space for tumble dryer. Splash back tiling to walls. Engineered timber flooring. Access to walk-in store room. PVC double glazed French door to rear garden.

FIRST FLOOR

LANDING

Access to roof space via slingsby style ladder.

PRINCIPAL BEDROOM 13'5" x 11'1"

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, wash hand basin on timber plinth and WC. Electric shower. Splash back tiling to sink. Chrome towel radiator. Tiled floor.

BEDROOM 2 11'10" x 10'5"

BEDROOM 3 14'0" x 10'8" (wps)

Twin access points to under eaves storage.

BEDROOM 4 14'0" x 10'5" (wps)

Twin windows to front elevation.

DELUXE FAMILY BATHROOM

White, four piece suite comprising, freestanding claw foot bath, separate tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head. Half timber panelling to walls. Chrome towel radiator. Tiled floor. Access to shelved hot press.

EXTERNAL

Generous sized private driveway finished in brick pavior, with additional parking area finished in tarmac.
Front garden finished in lawn, decorative stone and range of shrubs.
Entrance porch.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden finished in artificial grass, paved patio areas, tree bark play area and raised timber decking.
Outside tap.
PVC oil storage tank.





INTEGRAL GARAGE 14'7" x 10'9"

Up and over door. Power and light. Partitioned store area to rear (accessed via utility room), with 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.



Immaculately presented, four bedroom / two+ reception, detached home with integral garage occupying a generous sized, fully landscaped site within the well sought after Highgrove development, Doagh Road, Ballyclare.

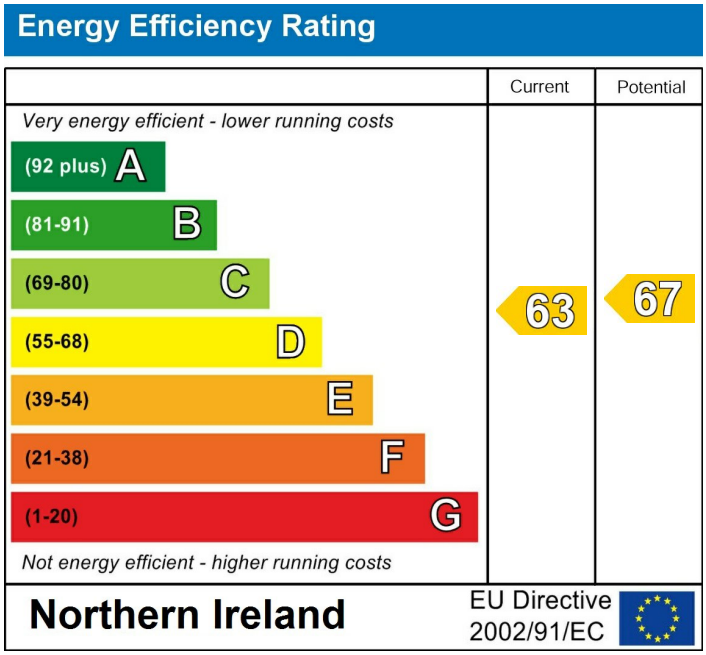
The property comprises entrance hall, furnished cloakroom, lounge with multi fuel burning stove, playroom/family room, kitchen through dining room, utility room, four well proportioned double bedrooms, to include principal en suite, and deluxe family bathroom with white four piece suite.

Externally, the property enjoys a private driveway area finished in brick pavior and tarmac, integral garage, and gardens front and rear finished in lawn, artificial grass, paved patio areas, decorative stone, tree bark play area and timber decking.

Other attributes include luxury fitted kitchen, oil heating, PVC double glazing and convenient location.

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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