COLIN GRAHAM RESIDENTIAL

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1 Dorchester Drive, Newtownabbey, BT36 5WP

- Immaculately Presented Family Detached
- Kitchen With Informal Dining Area
- Utility Room; Furnished Cloakroom
- Oil Heating; PVC Double Glazing
- Large, Matching Detached Garage
- Four Bedroom; Four+ Reception
- Modern Fitted Kitchen
- Deluxe Bathroom; En Suite Shower Room
- Generous Sized Private Driveway
- Gardens Front & Rear; Convenient Location

Offers Over £395,000

EPC Rating E

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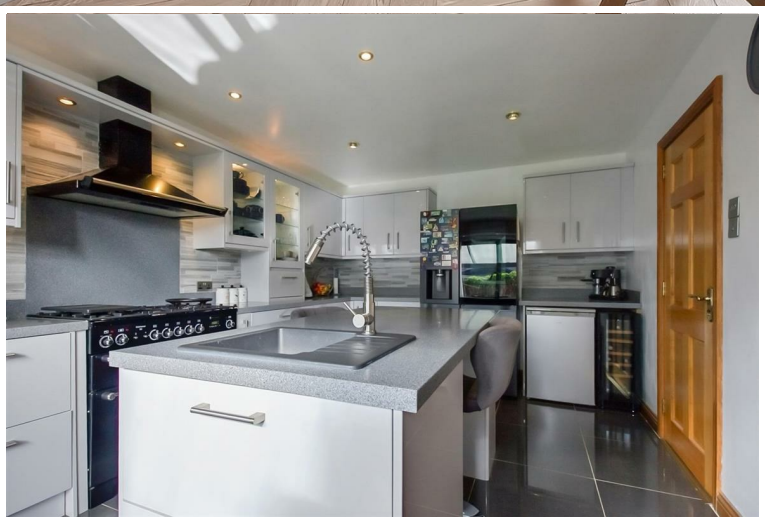


PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens. Wood laminate floor covering. Stairwell to first floor.

FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising pedestal wash hand basin and WC. Half tiling to walls. Tiled floor.

LOUNGE 17'7" x 13'5" (wps)

Box bay window to front elevation. Gas fire in granite fireplace with matching hearth and contrasting surround. Wood laminate floor covering. Glass panelled French doors leading to:

DINING ROOM 12'0" x 11'5"

Wood laminate floor covering. Aluminium framed, double glazed sliding patio doors leading to:

SUN LOUNGE 15'0" x 11'2" (wps)

Tiled floor. PVC double glazed French doors leading to rear garden.

FAMILY ROOM 13'11" x 11'0"

Fitted media wall with contemporary, glass fronted electric fire. Fitted shelving units. Timber clad, panelled, feature wall. Herringbone style wood laminate floor covering.

[redacted]

[redacted]

KITCHEN WITH INFORMAL DINING AREA 15'7" x 11'0"

Modern fitted high gloss kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Matching island unit with breakfast bar area. Colour coded sink unit. Space for range style oven with extractor hood over. Space for American style fridge freezer. Space for undercounter fridge and wine fridge. Glass fronted display cabinets. Splashback tiling to walls. Tiled floor. PVC double glazed sliding patio door leading to rear garden.

UTILITY ROOM 8'5" x 5'10"

Fitted storage units with contrasting granite effect melamine worktop. Colour coded 1.5 bowl sink unit with draining bay. Plumbed and space for washing machine and dishwasher. Splashback tiling to walls. Tiled floor. PVC double glazed door leading to rear garden.

FIRST FLOOR

LANDING

Access to shelved hot press and roof space.

PRINCIPAL BEDROOM 14'10" x 13'7" plus bay

Box bay window to front elevation. Herringbone style wood laminate floor covering.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Electric shower. Chrome towel radiator.

BEDROOM 2 14'9" x 11'1" (wps)

BEDROOM 3 11'1" x 10'9" (wps)

BEDROOM 4 12'0" x 11'5"

DELUXE FAMILY BATHROOM

Contemporary, white four piece suite comprising central mounted claw foot bath, separate oversized shower enclosure, vanity unit and WC. Electric shower. Towel radiator. Half tiling to walls. Tiled floor.

EXTERNAL

Generous sized private driveway finished in brick pavior extended to rear via double gates.
Front gardens finished in lawn and range of mature plants, trees and shrubbery.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden finished in lawn, paved patio area with roof pergola, brick pavior and range of plants, trees and shrubbery.
Outside tap.
PVC oil storage tank.

LARGE MATCHING DETACHED GARAGE 20'5" x 12'2"

PVC coated roller shutter door. Separate timber service door to garden. Power, light and oil fired central heating boiler.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on

the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.

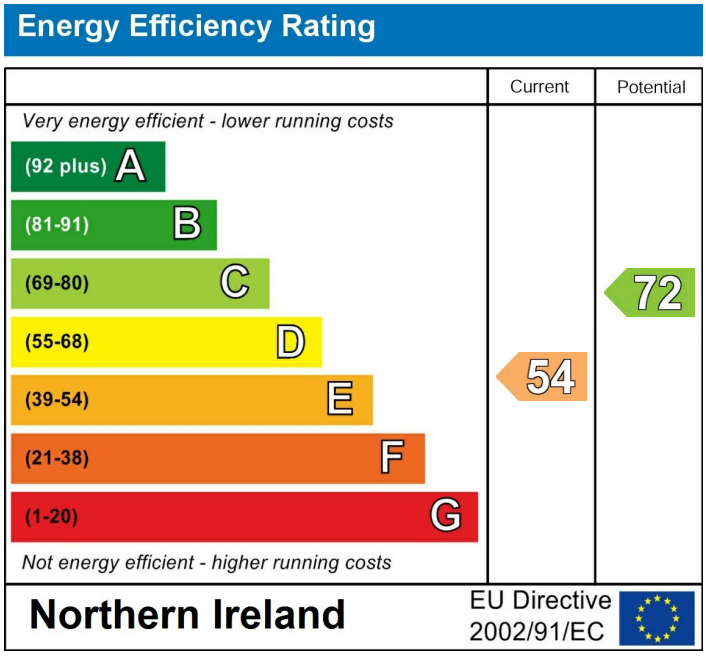
Immaculately presented, four bedroom/four+ reception, detached family home with large matching detached garage, occupying a prime site within Dorchester Drive, off Ballyhenry Road, Glengormley, Newtownabbey.

The property comprises entrance hall, furnished cloakroom, lounge, family room, dining room, sun lounge, kitchen with informal dining area, utility room, four double bedrooms, to include principal en suite, and separate deluxe family bathroom.

Externally, the property enjoys generous sized private driveway, extending to rear via double gates, large matching detached garage, and front and rear gardens, finished in lawn, paved patio area, roofed pergola, brick pavior, and range of plants, trees and shrubbery.

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

Early interest recommended.



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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