



24 The Brackens, Newtownabbey, BT36 6SH

- Modern, Spacious, Family Detached
- Kitchen Through Dining Room
- Utility Room
- Gas Heating; PVC Double Glazing
- Gardens Front, Side and Rear
- Four Bedroom; Five+ Reception
- Luxury Fitted Kitchen
- Deluxe Bathroom; En Suite Shower Room
- Generous Sized Private Driveway
- Elevated Rural Views

Offers Over £349,950

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door with PVC double glazed side screens. Glass panelled door leading to living area.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising vanity unit and WC.

LIVING ROOM 19'0" x 13'9" (wps)

Open arch to lounge. Open arch to sun lounge. Stairwell to first floor. Access to under stairs store.

FAMILY ROOM 12'4" x 10'0" (wps)

Wood laminate floor covering.

LOUNGE 18'4" x 12'4"

Dual aspect windows, enjoying elevated rural views. PVC double glazed sliding patio door to rear garden. Cast iron, wood burning stove with granite hearth.

SUN LOUNGE 10'5" x 9'4" (wps)

Vaulted ceiling. Elevated rural view.



KITCHEN THROUGH DINING ROOM 22'5" x 14'4" (wps)

Luxury fitted kitchen with comprehensive range of high and low level storage units with contrasting, solid Quartz work surface. Island unit with breakfast bar area. Inlaid, colour coded 1.5 bowl sink unit. Integrated, touch screen, induction hob with glass splashback and extractor hood over. Integrated double ovens and dishwasher. Space for American style fridge freezer. Solid Quartz upstands to walls and window cill. Tiled floor. Aluminium, double glazed, sliding patio door to rear garden with tinted glass.

UTILITY ROOM 14'11" x 9'2"

Plumbed for automatic washing machine. Space for tumble dryer. Gas fired central heating boiler. Wood laminate floor covering.

PLAYROOM / OFFICE 14'11" x 13'5" (wps)

Range of fitted storage units and shelving. Wood laminate floor covering. Composite, double glazed external door with PVC double glazed side screen.

FIRST FLOOR

LANDING

Access to store and roof space.

PRINCIPAL BEDROOM 16'6" x 12'6"

Elevated rural view. Wood laminate floor covering.

EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Illuminated mirror over sink. Chrome towel radiator.

BEDROOM 2 12'5" x 11'11"

Elevated rural view. Built in wardrobe area. Wood laminate floor covering.

BEDROOM 3 13'0" x 11'5"

Built in wardrobe area. Wood laminate floor covering.

BEDROOM 4 11'5" x 8'10"

Wood laminate floor covering.

DELUXE FAMILY BATHROOM

Contemporary, white, four piece suite comprising panelled bath, separate oversized shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Illuminated mirror over sink. Towel radiator. Splashback panelling to bath and sink.

EXTERNAL

Generous sized private driveway area finished in brick pavior.

Front garden finished in lawn.

Entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Rear garden finished in lawn and paved patio area.

Outside tap.

Paved service area to side with grass to other side.

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, spacious, four bedroom / five+ reception, detached, family home, situated within the well sought after Brackens development, Carnmoney, Newtownabbey.

The property comprises entrance hall, furnished cloakroom, lounge, family room, living room, sun lounge, playroom, kitchen through dining room, luxury fitted kitchen, utility room, four well-proportioned bedrooms, to include principal en suite, and separate deluxe family bathroom.

Externally, the property enjoys generous sized private driveway area, finished in brick pavior, and gardens front, side and rear, finished in lawn and paved patio area.

Other attributes include gas heating, PVC double glazing, and elevated rural views.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 81 |
| (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

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