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28 Rectory Road, Doagh, Ballyclare, BT39 0PT

- Impressive Detached Bungalow
- 5 Bed; 2+ Rec. / 4 Bed; 3+ Rec.
- Luxury Fitted Country Style Kitchen; Utility Room
- Deluxe Bathroom
- Electric Gates; Large Private Driveway; Double Garage & Separate Garden Store
- Adaptable Accommodation
- Entertainment Sized Sun Lounge Extension
- Walk In Wardrobe & Two En Suite Shower Rooms
- Oil Heating; PVC Double Glazing
- Manicured Gardens With Delightful Rural Views To Rear

Offers Over £450,000

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH
PVC double glazed front door with matching side screen. Tiled floor. Glass panelled French doors leading to:

ENTRANCE HALL
Tiled floor. Access to hot press and roof space. Glass panelled French doors leading to family room.

LOUNGE 19'3" x 15'6"
Open fire in marble fireplace, with granite inset, matching hearth and carved mahogany surround. Dual aspect windows.

FAMILY ROOM / BEDROOM 5 13'9" x 11'7"
Rural views to rear.

ENTERTAINMENT SIZED SUN LOUNGE 30'8" x 26'11" (wps)
Cast iron wood burning stove on brick fireplace. Vaulted ceiling with exposed timber beams. Tiled floor. Underfloor heating. Rural views to rear. PVC double glazed French doors to rear garden.







KITCHEN WITH INFORMAL DINING AREA 22'11" x 11'1"

Luxury, country style kitchen with range of high and low level storage units, with solid granite work surface. Brick inglenook recess with space for range style oven. Ceramic double sink unit. Integrated dishwasher. Fitted dresser style unit with glass fronted display cabinet. Integrated wine rack. Solid granite upstands to walls. Tiled floor. Glass panelled door leading to:

UTILITY ROOM 12'8" x 11'9"

Comprehensive range of fitted storage units, with contrasting granite effect melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Space for American style fridge freezer. Plumbed for automatic washing machine. Space for tumble dryer. Splash back tiling to sink. Rural views to rear. Tiled floor. PVC double glazed door to rear garden.

PRINCIPAL BEDROOM 17'11" x 12'0"

WALK IN WARDROBE 9'10" x 4'8" (wps)

With comprehensive range of fitted wardrobes.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Four piece suite comprising oversized shower enclosure, vanity unit with twin basins, and WC. Thermostat controlled mains shower unit. Chrome towel radiator. Twin illuminated mirrors over vanity unit.

GUEST BEDROOM 11'1" x 9'11"

Range of fitted wardrobes and storage units. Rural views to rear. Wood laminate floor covering.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Three piece suite comprising panelled shower, vanity unit and WC. Electric shower. Chrome towel radiator.

BEDROOM 3 10'11" x 8'7"

BEDROOM 4 9'11" x 8'8"

Wood laminate floor covering.

DELUXE BATHROOM

Contemporary, white, three piece suite comprising freestanding bath, floating vanity unit and concealed cistern WC. Chrome towel radiator. Tiled floor.

EXTERNAL

Electric operated double gates leading to generous sized private driveway area, finished in tarmac.
Manicured gardens to front, side and rear, finished in lawn, paved patio areas, decorative stone and wide array of plants, trees and shrubbery.
Tiled entrance porch.
External lighting.
PVC soffits, fascia and rainwater goods.
Outside tap.
PVC oil storage tank.
Open aspect to rear.

MATCHING DETACHED DOUBLE GARAGE 29'2" x 24'5"

Twin up and over garage doors. Separate PVC service door to driveway. Power, light, PVC double glazed windows and roof space. Cavity construction.
Furnished cloakroom to rear, with vanity unit and WC.

ATTACHED GARDEN STORE 13'0" x 13'0"

PVC coated roller shutter door. Power, light, fitted storage units and 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.

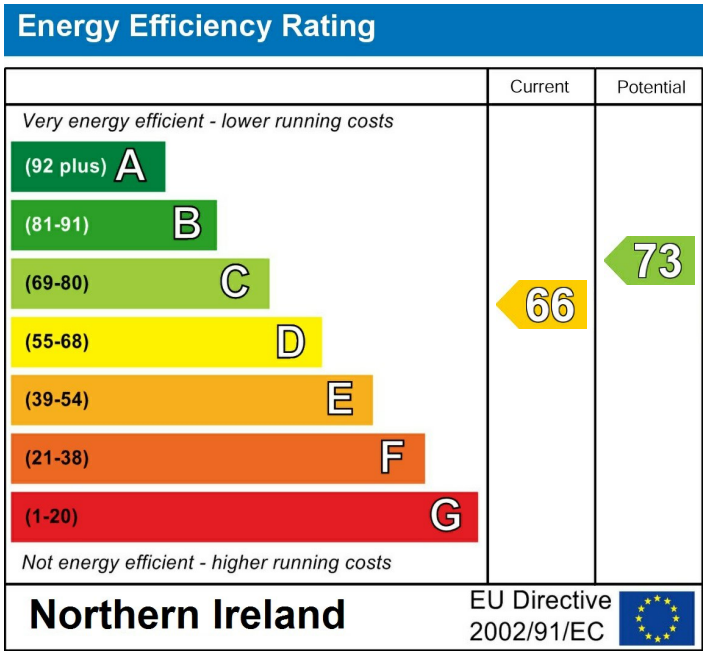






Immaculately presented detached family bungalow, with large sun lounge extension and matching detached double garage, occupying a prime site, with delightful rural views to rear, on the periphery of Doagh village, Ballyclare. The property offers adaptable accommodation and is currently utilised as a four bedroom / three+ reception layout. Accommodation comprises entrance porch, entrance hall, lounge, family room, entertainment sized sun lounge, kitchen with informal dining area, utility room, principal bedroom with walk in wardrobe and en suite shower room, guest bedroom with en suite shower room, two further double bedrooms, and deluxe, fully tiled bathroom, with contemporary, white, three piece suite. Externally the property enjoys electric operated gates leading to generous sized private driveway area finished in tarmac, matching detached double garage, attached garden store, and manicured gardens to front, side and rear. Other attributes include oil heating, PVC double glazing and convenient location. Early viewing highly 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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