COLIN GRAHAM RESIDENTIAL

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33 Village Hill, Straid, BT39 9WQ

- Immaculately Presented Family Detached
- Kitchen With Informal Dining Area
- Bathroom; En Suite Shower Room
- Integral Garage
- Convenient Location
- Four Bedroom; Two+ Reception
- Utility Room
- Generous Sized Private Driveway
- Professionally Landscaped Garden
- Village Setting

Offers Over £295,000

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, panelled front door with PVC double glazed side screens. Tiled floor to entrance area, with timber flooring thereafter. Stairwell to first floor. Access to cloakroom.

LOUNGE 14'8" x 11'10"

Contemporary, focal point fireplace with slate hearth and floating timber mantle. Timber flooring.

DINING ROOM / FAMILY ROOM 10'5" x 8'8"

Wood laminate floor covering. PVC double glazed French doors to rear garden. Access to integral garage.







KITCHEN WITH INFORMAL DINING AREA 12'9" x 9'9"

Modern fitted kitchen with range of high and low level storage units with contrasting solid granite worktop. Inlaid 1.5 bowl sink unit. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated oven and undercounter fridge. Glass fronted display cabinets. Splashback tiling to sink. Tiled floor.

UTILITY ROOM 9'10" x 5'10"

Woodblock effect melamine worktop. Space for undercounter appliances. Plumbed and space for washing machine. Tiled floor. Hardwood double glazed door leading to rear garden.

FIRST FLOOR

LANDING

Access to shelved hot press. Access to partially floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM 14'9" x 10'9" (wps)

Built in wardrobe.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled main shower unit. Splashback tiling to sink.

BEDROOM 2 13'6" x 10'5" (wps)

BEDROOM 3 11'1" x 10'5" (wps)

BEDROOM 4 10'7" x 8'9"

Wood laminate floor covering.

FAMILY BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over bath. Part tiling to walls.

EXTERNAL

Generous sized private driveway finished in decorative stone.
Front garden finished in lawn and range of plants, trees and shrubbery.
External lighting.
Fully enclosed landscaped rear garden finished in lawn, paved patio areas, slate chippings, decorative stone and wide array of plants, trees and shrubbery.
Outside tap.
Oil fired central heating boiler.
PVC oil storage tank.

INTEGRAL GARAGE 15'7" x 10'5"

Power operated PVC coated roller shutter door. Separate service door to house. Power and light.

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.



Immaculately presented, four bedroom/two+ reception, detached family home, with integral garage and fully landscaped site, situated within Village Hill, Straid, Ballyclare.

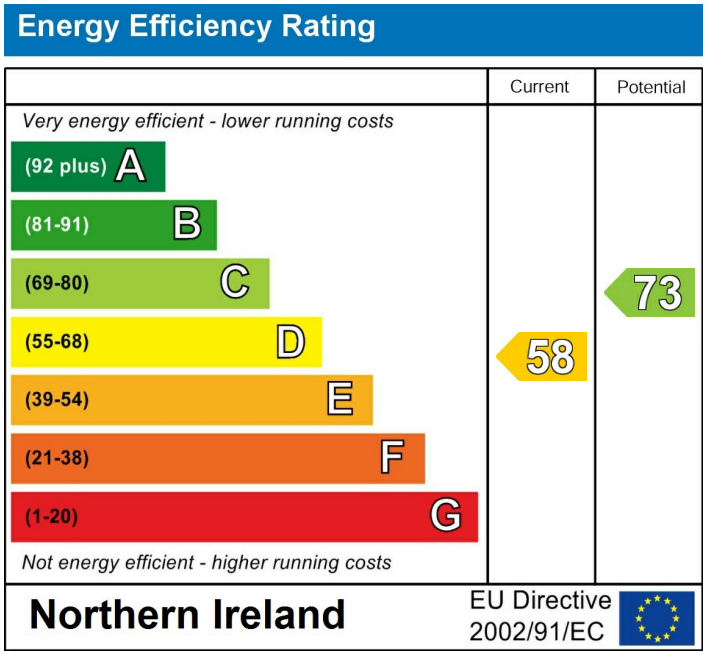
The property comprises entrance hall, lounge, family room, kitchen with informal dining area, utility room, four well-proportioned bedrooms, to include principal en suite, and separate family bathroom.

Externally, the property enjoys generous sized private driveway, integral garage, and gardens front and rear, finished in lawn, paved patio areas, slate chippings, decorative stone, and wide array of plants, trees and shrubbery.

Other attributes include oil heating, PVC double glazing, and semi-rural, village setting.

Early interest 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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