



## 24 Woodburn Road, Carrickfergus, BT38 8PX

- Immaculately Presented, Period, Linked-Detached, Family Home
- Conservatory Extension To Rear
- Deluxe Bathroom; Separate Shower Room
- Generous Sized Driveway Area (part shared access with neighbour)
- Range of Outbuildings
- Four Bedroom; Three+ Reception Rooms
- Kitchen Through Living/Dining Room
- Oil Heating; PVC Double Glazing
- Gardens Front and Rear
- Convenient Location

Offers Over £395,000

EPC Rating F



24 Woodburn Road, Carrickfergus, BT38 8PX



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, double glazed front door with matching side screens and fanlight over. Tiled floor. Stairwell to first floor. Access to under stairs store. Glass panelled door to rear hall. Feature height ceiling. Coving to ceiling, continuing throughout remainder of home.

#### LOUNGE 16'4" x 15'2" (wps)

Bay window to front elevation. Open fire in antique, marble fireplace. Timber flooring. Glass panelled double doors leading to:

#### DINING ROOM 15'3" x 12'4" (wps)

Timber flooring.

#### REAR HALL

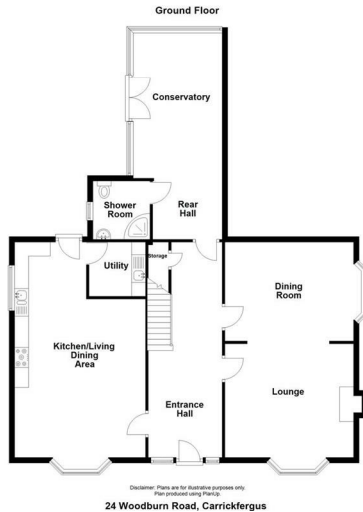
Tiled floor. Open arch leading to:

#### CONSERVATORY 17'4" x 11'2"

In PVC double glazed frame with matching French doors to rear garden. Tiled floor.

#### SHOWER ROOM

White, three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Electric shower. Half tiling to walls. Tiled floor. Glass block feature wall.



## KITCHEN THROUGH LIVING/DINING ROOM 27'10" x 15'4" (wps)

Dual aspect windows. Bay window to front elevation. Modern fitted kitchen with range of high and low level storage units in high gloss door with contrasting, granite effect, melamine work surface. Brick, inglenook recess for range style oven. Ceramic 1.5 bowl sink unit with draining bay. Space for fridge freezer. Integrated dishwasher. Splashback tiling to walls. Tiled floor. Glass panelled, stable style, split door to rear garden.

## UTILITY ROOM 6'7" x 6'4"

Range of fitted high and low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Splashback tiling to walls. Tiled floor.

## FIRST FLOOR

### LANDING

Informal sitting area. Wood laminate floor covering.

### BEDROOM 1 16'8" x 16'0" (wps)

Bay window to front elevation. Cast iron feature fireplace. Exposed timber flooring.

### BEDROOM 2 17'0" x 16'4" (wps)

Bay window to front elevation. Brick feature fireplace with Chinese slate hearth. Timber flooring.

### BEDROOM 3 16'0" x 12'1" (wps)

Wood laminate floor covering.

### BEDROOM 4 16'3" x 12'0" (wps)

Wood laminate floor covering. Access to roof space.

## DELUXE FAMILY BATHROOM

Contemporary, white, four piece suite comprising freestanding, clawfoot bath, separate shower enclosure, floating vanity with twin sink basins and WC. Aqualisa power shower unit. Par tiling to walls. Tiled floor. Access to shelved hot press. Access to roof space.

## EXTERNAL

Generous sized driveway finished in brick pavior (part shared access with neighbouring property).

Front garden finished in lawn and range of mature plants, trees and shrubbery.

Additional parking area finished in concrete.

External lighting.

Fully enclosed, low maintenance rear garden finished in brick pavior, slate chippings, paved patio area, timber decking and range of plants, trees and shrubbery.

Outside tap.

Oil fired central heating boiler.

PVC oil storage tank.

Attached garden store to rear.

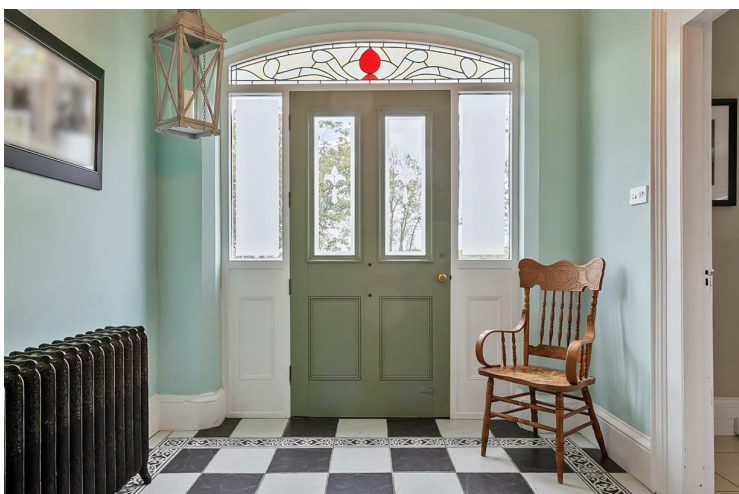
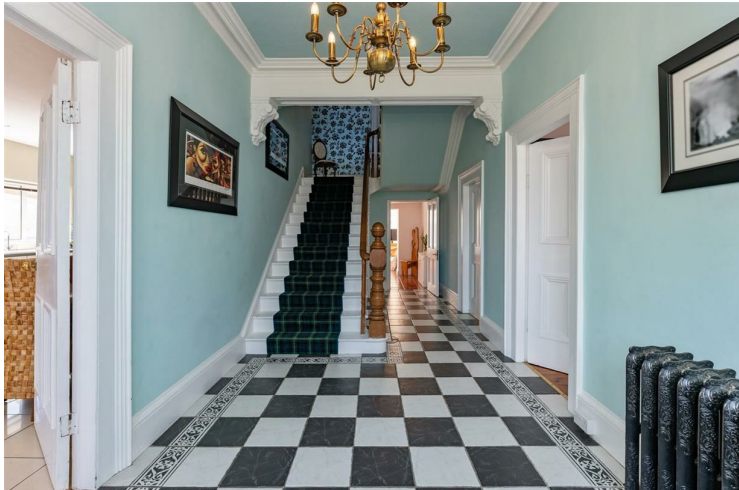
### STORE 1 16'11" x 12'4"

### STORE 2 13'1" x 9'10"

### STORE 3 13'1" x 9'10"

## 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/three+ reception, double bay fronted, Victorian, linked-detached family home, conveniently situated off Woodburn Road, Carrickfergus.**

**The property has been sympathetically restored, retaining many original features, including feature height ceilings, cornicing and centre roses, and original fireplaces.**

**The property comprises entrance hall, lounge, dining room, family room through kitchen with informal dining area, conservatory, shower room, four well-proportioned bedrooms, and deluxe bathroom.**

**Externally, the property enjoys generous sized driveway area (part shared access with neighbour), range of outbuilding, large front garden finished mainly in lawn, and low maintenance, fully enclosed rear, garden.**

**Other attributes include oil heating and PVC double glazing.**

**Early viewing highly recommended.**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>36</b>	
(1-20) <b>G</b>		<b>45</b>
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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 and 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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