

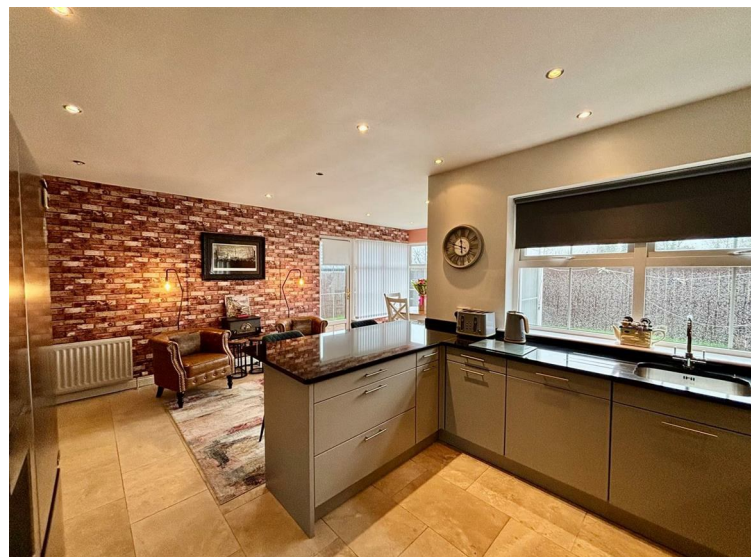


## 24 Russell Court, Ballyclare, BT39 9YL

- Impressive Detached Family Home
- Sun Lounge
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Private Driveway; Double Garage
- Four Bedroom; Four+ Reception
- Kitchen With Informal Dining Area
- Deluxe Bathroom; En Suite Shower Room
- Large, Open Trussed Roof Space
- Low Maintenance Gardens; Open Aspect to Rear

Offers Over £369,950

EPC Rating C



24 Russell Court, Ballyclare, BT39 9YL



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, panelled front door with matching double glazed side screens and fan light over. Timber flooring. Stairwell to first floor.

#### FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising pedestal wash hand basin and WC. Splashback panelling to sink. Chrome towel radiator. Timber flooring. Access to under stairs store.

#### LOUNGE 15'4" x 12'7"

Open fire in cast iron fireplace with tiled hearth.

#### FAMILY ROOM 16'11" x 11'11"

Timber flooring.

#### DINING ROOM / STUDY 12'7" x 8'9"

#### KITCHEN WITH INFORMAL DINING AREA 20'0" x 13'3"

Modern fitted kitchen, with range of high and low level storage units, with contrasting, solid granite work surface. Matching breakfast bar area. Inlaid stainless steel sink unit. Space for range style oven with stainless steel splashback and extractor hood over. Space for American style fridge freezer. Integrated microwave oven and dishwasher. Solid granite upstands to walls. Glass fronted display cabinets. Tiled floor. Open to:



### **SUN LOUNGE 10'0" x 9'7"**

Tiled floor. PVC double glazed door to rear garden.

### **UTILITY ROOM 10'5" x 5'0"**

Range of fitted 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 sink. Tiled floor. PVC double glazed door to driveway.

### **FIRST FLOOR**

#### **LANDING**

Access to twin stores, one with gas fired central heating boiler. Access to roof space).

#### **PRINCIPAL BEDROOM 15'5" x 12'11"**

Elevated rural views. Built in double wardrobe.

#### **DELUXE EN SUITE SHOWER ROOM**

Contemporary, white, three piece suite comprising panelled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Splashback panelling to sink. Tiled floor.

#### **BEDROOM 2 17'1" x 10'3"**

Elevated rural views to rear.

#### **BEDROOM 3 13'5" x 12'11"**

Elevated rural views to rear.

#### **BEDROOM 4 13'0" x 8'9"**

Elevated rural views to front.

#### **DELUXE BATHROOM**

Contemporary, white, four piece suite comprising freestanding bath, separate fully panelled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Splashback panelling to sink. Chrome towel radiator. Tiled floor.

#### **FLOORED ROOF SPACE 32'5" x 15'8"**

Floored and open trussed, with power, light and gable windows. Suited for conversion to provide additional accommodation (subject to necessary checks and approval).

#### **EXTERNAL**

Low maintenance front garden, finished in decorative stone, lawn and range of trees and shrubs.

Generous sized private driveway area, finished in brick pavior.

External lighting.

PVC soffits, fascia and rainwater goods.

Enclosed service area.

Fully enclosed rear garden, finished in brick pavior, decorative stone and artificial grass, chipping and putting area.

Outside tap.

#### **MATCHING DETACHED DOUBLE GARAGE 19'6" x 18'5"**

Twin up and over doors. Separate service door to rear garden. Power and light.

#### **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.





**Impressive, four bedroom/four+ reception, detached family home, with matching detached double garage, occupying a prime site within the well sought after Russell Court development, Doagh Road, Ballyclare.**

**Accommodation comprises entrance hall, furnished cloakroom, lounge, family room, dining room/study, kitchen with informal dining area, sun lounge, utility room, four well-proportioned bedrooms, to include principal en suite, deluxe family bathroom, and large, open trussed roof space (suited for conversion, subject to necessary checks and approval).**


**Externally, the property enjoys generous sized private driveway, finished in brick pavior, low maintenance front garden, and fully enclosed rear garden, finished in brick pavior patio area and artificial grass chipping and putting area.**

**Other attributes include gas heating, PVC double glazing, open aspect to rear, and convenient location.**

**Early viewing highly recommended to avoid disappointment.**



### 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>	<b>71</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</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

**INVESTORS IN PEOPLE**  
We invest in people Gold

**PRS** Property Redress Scheme

Proudly sponsoring



Awards

