COLIN GRAHAM RESIDENTIAL

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127a The Burn Road, Parkgate, Ballyclare, BT39 0RE

- Detached Family Home
- Luxury Fitted Kitchen
- Deluxe Bathroom & En Suite
- PVC Double Glazing
- Fully Landscaped Site; Open Aspect To Rear
- Four Bedroom; Three+ Reception
- Utility; Furnished Cloakroom
- Oil Heating
- Large Private Driveway; Double Garage
- Immaculately Presented Throughout

Offers Over £399,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, panelled front door with PVC double glazed side screens and fan light over. Tiled floor. Stairwell to first floor. Access to under stairs store.

FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Splash back tiling to sink. Tiled floor.

LOUNGE 15'8" x 12'9"

Gas fire in sandstone fireplace, with matching hearth and surround. Twin windows to front elevation.

FAMILY ROOM 12'9" x 10'11"

Twin windows to front elevation.

SITTING ROOM 18'1" x 11'5"

Gas fire with slate hearth. PVC double glazed French doors to rear garden. Open through to:







KITCHEN THROUGH DINING ROOM 18'4" x 14'0"

Luxury fitted kitchen with high and low level storage units, with contrasting solid granite work surface. Inlaid 1.5 bowl stainless steel sink unit. Integrated, touch screen, Neff induction hob with extractor hood over. Integrated AEG double ovens. Integrated dishwasher. Splash back tiling to walls. PVC double French doors to rear garden. Tiled floor.

UTILITY ROOM 7'10" x 5'2"

Range of low level fitted storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Tiled floor. Composite double glazed door to rear garden.

FIRST FLOOR

GALLERY LANDING

Feature window above stairs. Access to hot press and roof space.

PRINCIPAL BEDROOM 16'2" x 12'9"

Dual aspect windows.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary three piece suite comprising oversized shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit.

BEDROOM 2 14'1" x 12'9"

Rural views to rear.

BEDROOM 3 12'8" x 10'11"

BEDROOM 4 12'9" x 10'11"

DELUXE FULLY TILED BATHROOM

Contemporary white three piece suite comprising freestanding bath, pedestal wash hand basin and WC. Chrome towel radiator.

EXTERNAL

Double gates leading to generous sized private driveway finished in decorative stone.
Front garden finished in lawn and range of trees and shrubs.
Brick pavior entrance porch with external lighting.
PVC soffits, fascia and rainwater goods.
Additional driveway area to rear, finished in asphalt.
Rear garden finished in lawn, decorative stone, paved patio area and range of trees and shrubs.
Rural views over river to rear.
PVC oil storage tank.
Outside tap.

MATCHING DETACHED DOUBLE GARAGE 19'0" x 18'2"

PVC coated roller shutter double door. Separate PVC service door. Power, light 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.

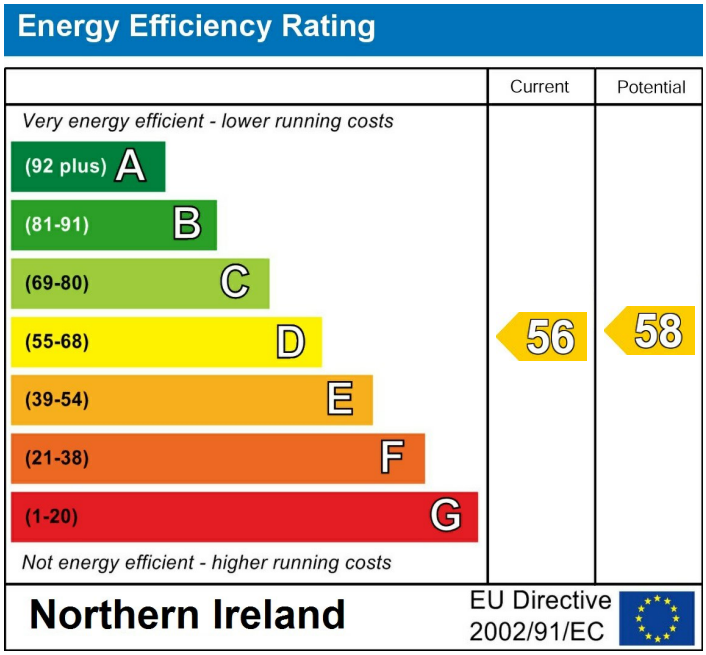






Immaculately presented detached family home, with matching detached double garage, occupying a fully landscaped site, enjoying open aspect to rear, located between Parkgate and Doagh. The property comprises entrance hall, furnished cloakroom, lounge, family room, sitting room, kitchen through dining room, utility room, four well proportioned bedrooms, to include principal en suite, and deluxe family bathroom with contemporary white suite. Externally the property enjoys gardens front and rear, private driveway and matching detached double garage. Other attributes include oil heating, PVC double glazing and convenient location. Early viewing highly recommended to avoid disappointment.





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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