



32 Cottonmill Green, Newtownabbey, BT36 4AX

- Immaculately Presented Family Detached
- Lounge; Sun Lounge
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Large, Private Garden
- Four Bedrooms; Principal En Suite
- Luxury Fitted Kitchen With Informal Dining Area
- Deluxe, Fully Tiled Bathroom
- Generous Sized Private Driveway
- Timber Garden Room; Outdoor Kitchen

Offers Over £335,000

EPC Rating B



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, panelled front door. Tiled floor. Stairwell to first floor. Access to under stairs store.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising semi pedestal wash hand basin and floating, concealed cistern WC. Half tiling to walls. Towel radiator. Tiled floor.

LOUNGE 14'9" x 12'11"

Contemporary, wall mounted, electric, focal point fire. Twin, sliding sash windows to front elevation.

KITCHEN / DINING / SUN LOUNGE 30'1" x 12'11" (wps)

Luxury fitted kitchen with comprehensive range of high and low level storage units with contrasting, solid quartz work surface. Matching island unit with breakfast bar area. Inlaid, colour coded 1.5 bowl sink unit with draining bay. Boiling water tap. Integrated gas hob with stainless steel extractor hood over. Integrated oven, grill, larder fridge, freezer and dishwasher. Solid quartz splashback, upstands and window sill. Tiled floor. Triple aspect windows to sun lounge area. PVC double glazed French doors leading to rear garden.



UTILITY ROOM 8'7" x 5'6"

Range of high and low level fitted storage units with contrasting, quartz effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Gas fired central heating boiler (housed within matching unit). Splashback tiling to wall. Tiled floor. Composite, double glazed door to side.

FIRST FLOOR

LANDING

Access to shelved store and partially floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM 13'11" x 12'0"

Range of fitted wardrobes.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Towel radiator.

BEDROOM 2 10'8" x 9'6"

BEDROOM 3 12'10" x 7'10" (wps)

BEDROOM 4 8'0" x 6'7"

Built in wardrobe.

DELUXE FULLY TILED FAMILY BATHROOM

Contemporary, white, four piece suite comprising freestanding bath, separate, oversized shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Towel radiator.

EXTERNAL

Front garden finished in lawn.

Generous sized, private driveway, finished in tarmac.

Tiled entrance area.

External lighting.

PVC soffits, fascia and rainwater goods.

Private, fully enclosed rear garden, finished in lawn, paved patio area, and roofed outdoor kitchen, including power and light.

GARDEN ROOM / GAMES ROOM AND BAR 23'4" x 15'8"

Range of fitted high and low level storage units with contrasting, stone effect, melamine work surface. Stainless steel sink unit with draining bay. Space for under counter fridge. Wood laminate floor covering. PVC double glazed windows and matching French doors.

STORE ROOM 9'5" x 9'0"

FULLY TILED SHOWER ROOM

Contemporary, white, three piece suite comprising shower enclosure, vanity unit and WC. Electric shower. Chrome towel radiator.

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, detached, family home, occupying a prime site within the well sought after Cottonmill Green development, Sealstown Road, Newtownabbey.

The property comprises entrance hall, furnished cloakroom, lounge, sun lounge, open through to kitchen with informal dining area, utility room, four bedrooms, to include principal en suite, and separate, deluxe, fully tiled bathroom.

Externally, there is a generous sized private driveway, finished in tarmac, fully enclosed side and rear garden, finished in lawn and paved patio area, and timber garden room, currently utilised as games room, with bar, store room and shower room, with an attached, roofed outdoor kitchen area.

Other attributes include gas heating, PVC double glazing (with sliding sash windows to front elevation), comprehensive range of quality finishes throughout, and private site, with open aspect to rear.

Early viewing strongly recommended to avoid disappointment.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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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