



33 Foxton Place, Newtownabbey, BT36 5FS

- Detached Family Home
- Lounge; Box Bay Window
- Deluxe Bathroom With Three Piece Suite
- Utility Store; Furnished Cloakroom
- Fully Enclosed Rear Garden

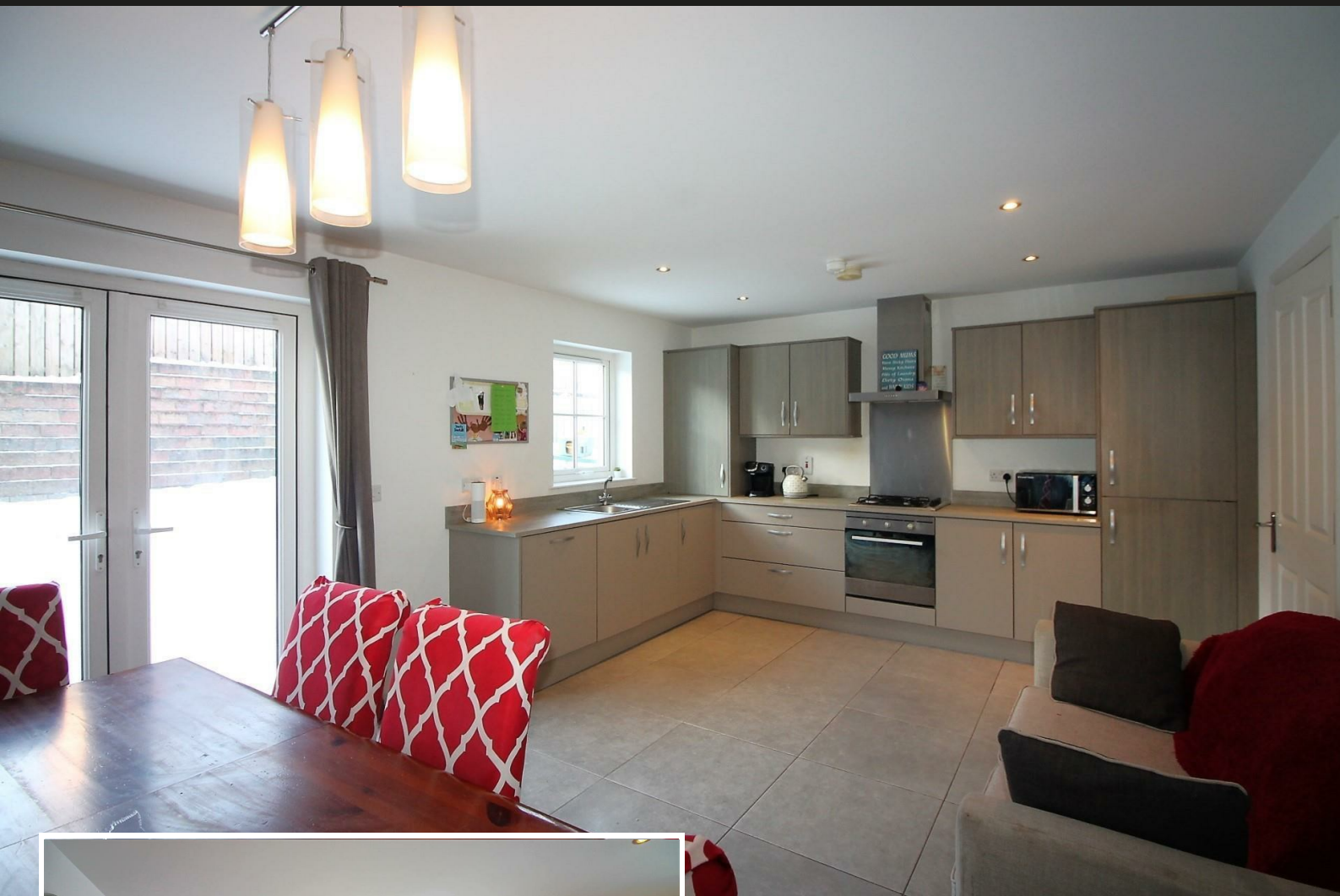
- Three Bedrooms; Principal With En Suite
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Private Double Driveway
- Convenient Location

Offers Over £209,950

EPC Rating B



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite panelled front door with hardwood double glazed fan light over. Tiled floor. Stairwell to first floor.

FURNISHED CLOAKROOM

White two piece suite comprising semi pedestal wash hand basin and WC. Tiled floor.

LOUNGE 14'2" x 12'11" (wps)

Box bay window to front elevation. Wood laminate floor covering.



KITCHEN THROUGH DINING ROOM 17'8" x 12'6"

Modern fitted kitchen with range of high and low level storage units with contrasting stone effect melamine work surface. Stainless steel sink unit with draining bay. Integrated gas hob with stainless steel splash back and extractor hood over. Integrated oven, fridge freezer and dishwasher. Gas fired central heating boiler (housed within matching unit). Upstands to walls to match work surface. Tiled floor. PVC double glazed French doors to rear garden.

UTILITY STORE

Plumbed for automatic washing machine. Tiled floor.

FIRST FLOOR

LANDING

Access to store and roof space.

PRINCIPAL BEDROOM 14'1" x 13'4" (wps)

Fitted wardrobes in mirror panelled sliding doors.

DELUXE EN SUITE SHOWER ROOM

Contemporary white three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit (pressurised system). Floor to ceiling wall tiling to sink area with recessed mirror. Chrome towel radiator. Tiled floor.

BEDROOM 2 12'11" x 8'6" (wps)

Fitted wardrobes in mirror panelled sliding doors.

BEDROOM 3 13'1" x 8'10" (wps)

DELUXE BATHROOM

Contemporary white three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Thermostat controlled shower (pressurised system) and glass shower screen over bath. Part tiling to walls. Recessed mirror over sink. Chrome towel radiator. Tiled floor.

EXTERNAL

Private double driveway finished in tarmac.

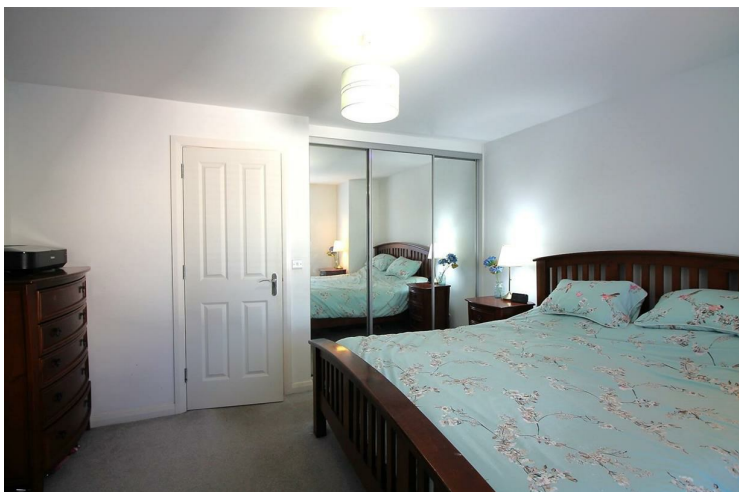
External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in brick pavior patio area and lawn.

External power point.

Outside tap.





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, spacious, three bedroom detached family home with private double driveway and fully enclosed rear garden, occupying a prime position within the highly sought after Foxton development, Ballycraigy Road, Newtownabbey. The property comprises entrance hall, furnished cloakroom, lounge with box bay window, kitchen through dining room with modern fitted kitchen, utility store, three well proportioned first floor bedrooms, to include principal bedroom with deluxe en suite shower room, and deluxe bathroom with contemporary, white three piece suite. Externally the property enjoys private double driveway finished in tarmac and fully enclosed rear garden finished in lawn and brick pavior patio area. Other attributes include gas fired central heating, PVC double glazing and convenient location. Early viewing highly 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 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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