COLIN GRAHAM RESIDENTIAL

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36 Springhill Meadows, Ballyclare, BT39 9LD

- Modern Detached Home
- Lounge
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Generous Sized Garden
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Deluxe Bathroom & En Suite
- Private Driveway
- Immaculately Presented Throughout

Offers Over £219,950

EPC Rating B





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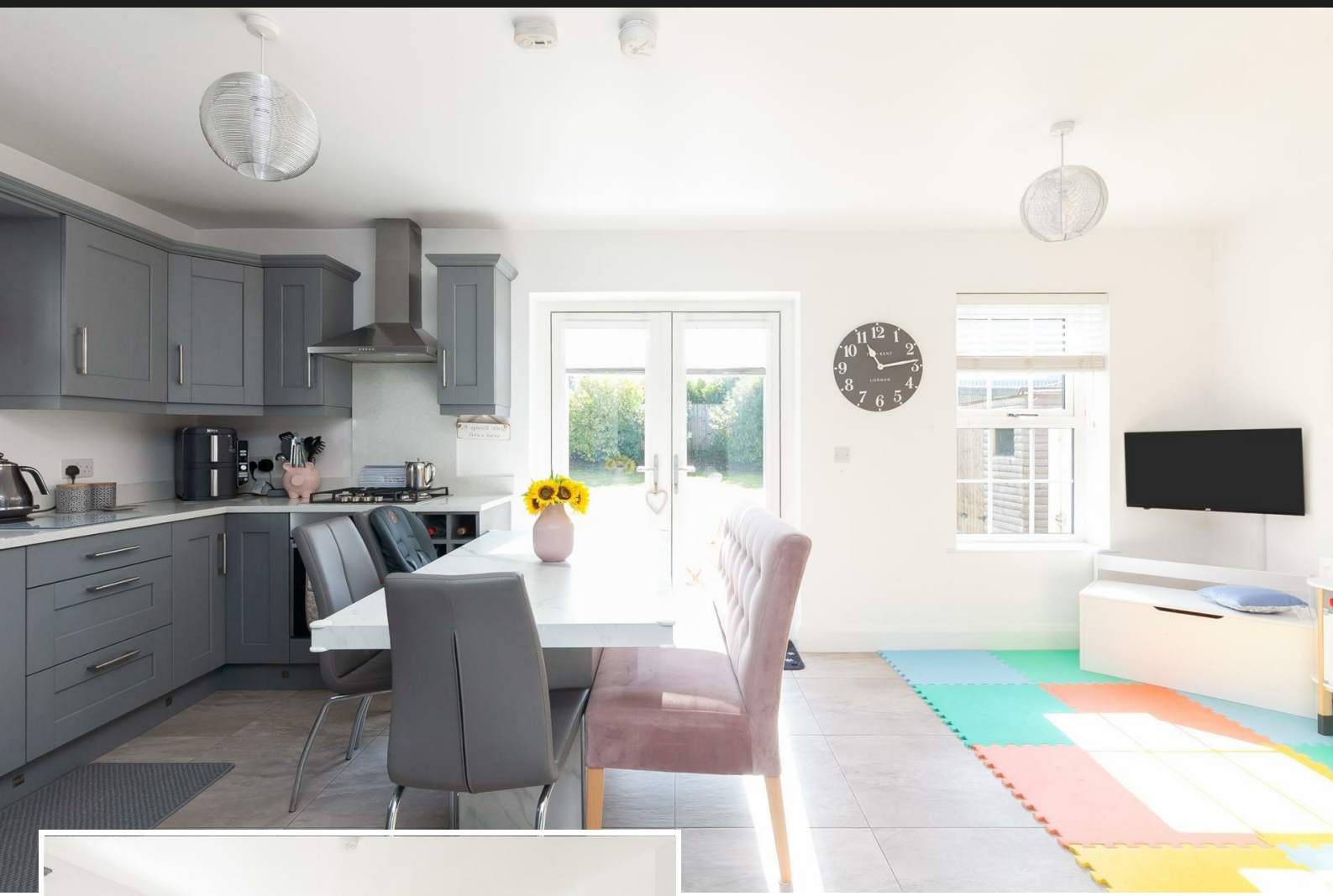
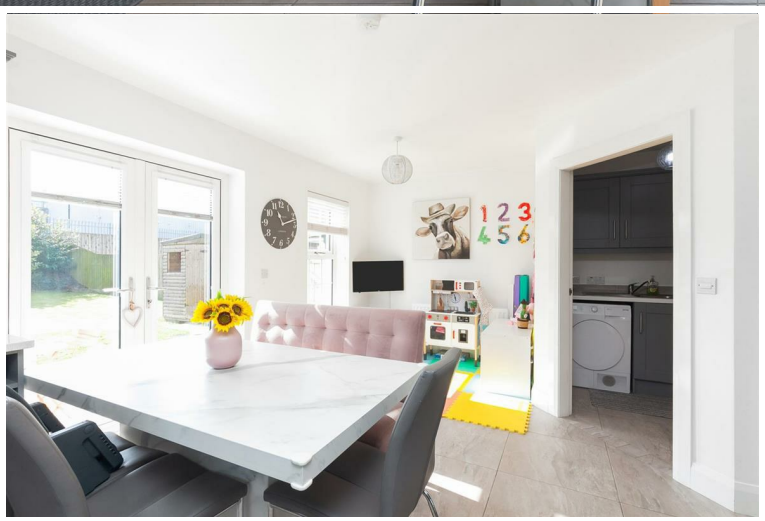




PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, panelled front door with hardwood, double glazed side screens and fanlight over. Tiled floor. Stairwell to first floor.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor. Access to under stairs store.

LOUNGE 16'5" x 11'8"

Inglenook style fireplace with cast iron, wood burning stove on slate hearth. Dual aspect windows. View towards landscaped green. Open arch leading to:



KITCHEN THROUGH DINING ROOM 19'0" x 11'8" (wps)

Luxury fitted kitchen with range of high and low level storage units with contrasting, solid Quartz work surface. Inlaid stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with solid Quartz splashback and stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Solid Quartz upstands to walls. Tiled floor. PVC double glazed French doors to rear garden.

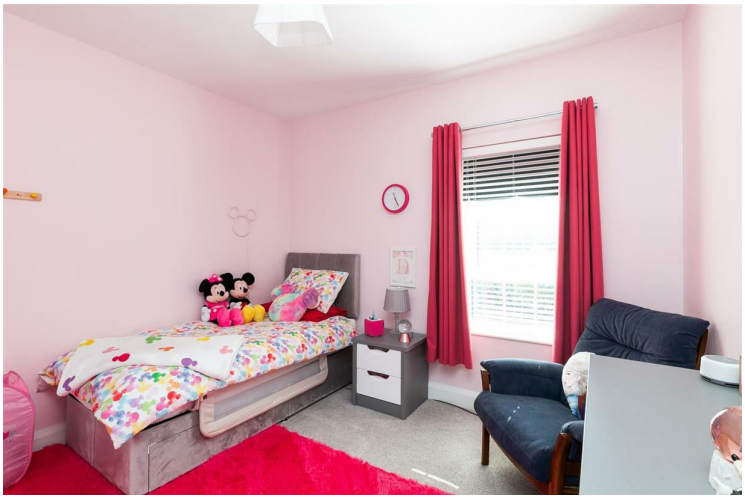
UTILITY ROOM 6'11" x 5'10" (wps)

Glass panelled door from kitchen/dining. Range of high and low level 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. Splashback tiling to walls. Gas fired central heating boiler (housed within matching unit). Tiled floor.

FIRST FLOOR

LANDING

Double doors accessing built in store. Partially floored roof space via slingsby style ladder.



PRINCIPAL BEDROOM 13'8" x 11'5"

View towards landscaped green.

DELUXE ENSUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Part tiling to walls. Tiled floor.

BEDROOM 2 10'9" x 10'9"

BEDROOM 3 10'9" x 7'10" (wps)



DELUXE BATHROOM

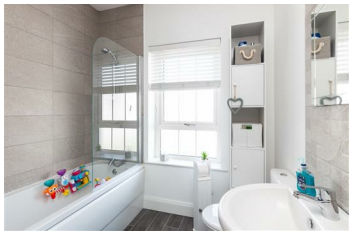
Contemporary, white, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Glass shower screen over bath. Part tiling to walls. Tiled floor.

EXTERNAL

Front and side gardens finished mainly in lawn.
Generous sized private driveway area finished in tarmac.
External lighting.
PVC soffits, fascia and rainwater goods.
Large, fully enclosed rear garden finished in lawn, paved patio areas and range of shrubs.
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, three bedroom, detached home, occupying a generous sized site within the well sought after Springhill Meadows development, Hillhead Road, Ballyclare.

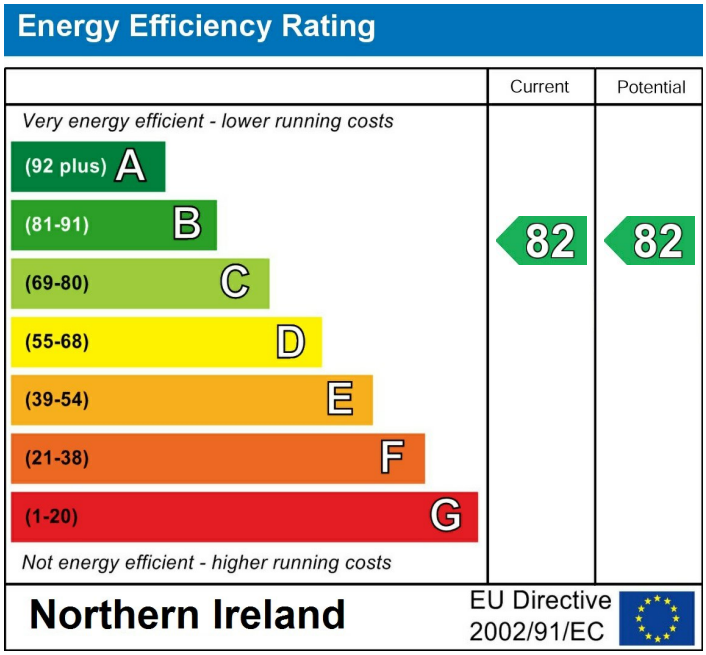
The property comprises entrance hall, furnished cloakroom, lounge, kitchen through dining room, utility room, three well proportioned bedrooms, to include principal en suite, and separate deluxe family bathroom.

Externally, the property enjoys private driveway, front/side garden, and large, fully enclosed rear garden, finished mainly in lawn.

Other attributes include gas 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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