COLIN GRAHAM RESIDENTIAL

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10 Henryville Manor, Ballyclare, BT39 9FP

- Immaculately Presented Family Detached
- 5 Bed; 2+ Rec. / 4 Bed; 3+ Rec.
- Luxury Fitted Kitchen
- Fully Tiled Bathroom; En Suite Shower Room
- Private Driveway; Integral Garage
- Adaptable Accommodation
- Kitchen Through Dining Room
- Utility Room; Furnished Cloakroom
- Oil Heating; PVC Double & Triple Windows
- Gardens Front and Rear

Offers Over £299,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door with PVC double glazed side screens. Tiled floor. Stairwell to first floor. Access to under stairs store. Coving to ceiling.

LOUNGE 15'8" x 11'9"

Triple glazed window. Gas fire in granite fireplace with matching hearth and surround. Timber flooring. Coving to ceiling.

RECEPTION 3 / BEDROOM 5 12'2" x 10'5"

Triple glazed window.

FAMILY ROOM 10'9" x 9'10"

Tiled floor. Coving to ceiling. PVC triple glazed French doors to rear garden. Glass panelled door leading to:







KITCHEN THROUGH DINING ROOM 19'10" x 10'9"

Luxury fitted kitchen with range of high and low level storage units with contrasting, solid granite work surface. Inlaid 1.5 bowl stainless steel sink unit. Space for range style oven with solid granite splashback and stainless steel extractor hood over. Space for American style fridge freezer. Integrated dishwasher. Integrated double bin. Solid granite upstands to walls and matching window sill. Tiled floor. PVC double glazed door to rear garden.

UTILITY ROOM 7'1" x 5'10"

Range of fitted low level storage units with contrasting, granite effect, melamine work surface. Plumbed and space for washing machine. Tiled floor. Access to integral garage.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising wash hand basin and WC. Automatic sensor light. Splashback tiling to sink. Tiled floor.

FIRST FLOOR

LANDING

Access to shelved hot press and roof space.

PRINCIPAL BEDROOM 16'6" x 10'5" (plus recess)

Fitted storage unit and dressing table. Triple glazed window.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, pedestal wash hand basin and WC. Electric shower. Chrome towel radiator.

BEDROOM 2 12'7" x 9'4" (wps)

Wall to wall fitted wardrobes in mirror panelled, sliding doors.

BEDROOM 3 12'5" x 9'4" (plus recess)

BEDROOM 4 8'10" x 8'9"

DELUXE FULLY TILED BATHROOM

Contemporary, white, three piece suite comprising tile encased bath, vanity unit and WC. Electric shower and glass shower screen over bath. Towel radiator.

EXTERNAL

Generous sized private driveway, finished in tarmac.
Front garden finished in lawn and range of trees.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden, finished in lawn, brick pavior patio area and tarmac service area.
Outside tap.

INTEGRAL GARAGE 18'8" x 9'7"

PVC coated, roller shutter door. Separate service doors to kitchen and rear garden. Power and light. Utility area with range of fitted storage units and work surface.

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, detached family home, situated within the popular Henryville development, Ballynure Road, Ballyclare.

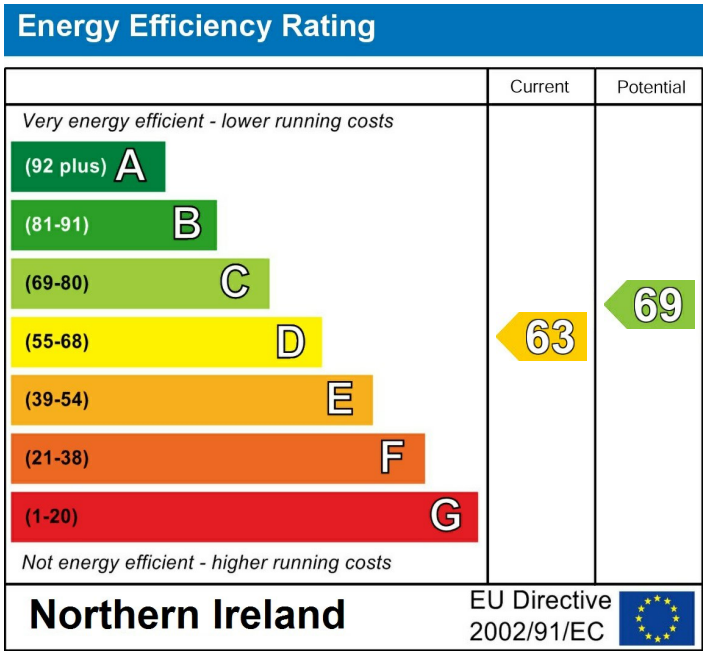
The property offer adaptable accommodation, and comprises entrance hall, lounge, family room, reception three/bedroom five, kitchen through dining room, with luxury fitted kitchen, utility room, furnished cloakroom, four well-proportioned first floor bedrooms, to include principal en suite, and deluxe fully tiled family bathroom.

Externally, the property enjoys generous sized private driveway finished in tarmac, integral garage, and gardens front and rear, finished mainly in lawn and brick pavior patio area.

Other attributes include convenient location, oil heating, and PVC double and triple glazed windows.

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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