COLIN GRAHAM RESIDENTIAL

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4 Hansons Hall Park, Ballyclare, BT39 9YG

- Immaculately Presented Detached Home
- Kitchen With Informal Dining Area
- Sun Lounge
- Gas Heating; PVC Double Glazing
- Generous Sized Rear Garden
- Four Bedroom; Two+ Reception
- Utility Room; Furnished Cloakroom
- Family Bathroom; En Suite Shower Room
- Private Driveway
- Convenient Location

Offers Over £279,950

EPC Rating C

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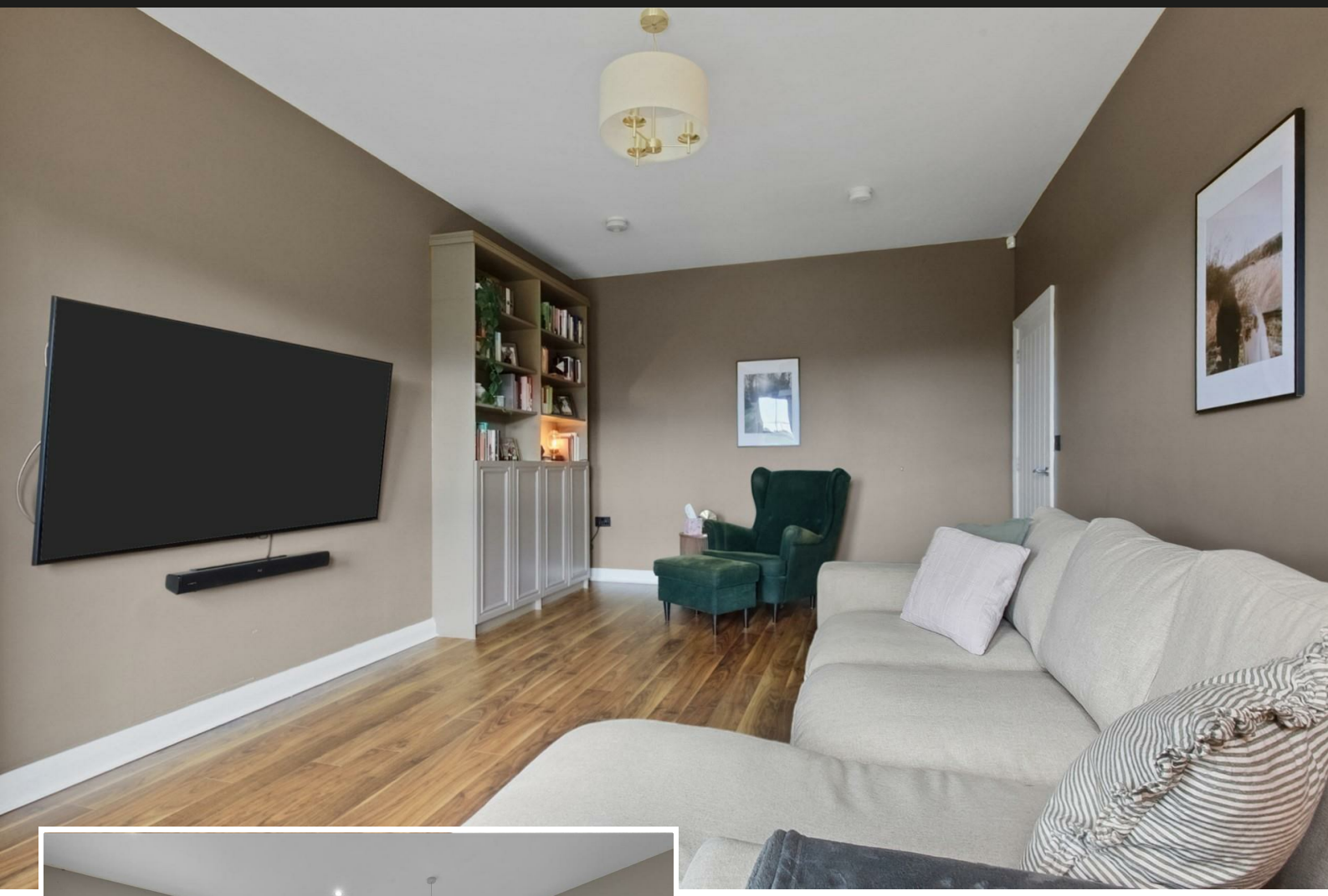
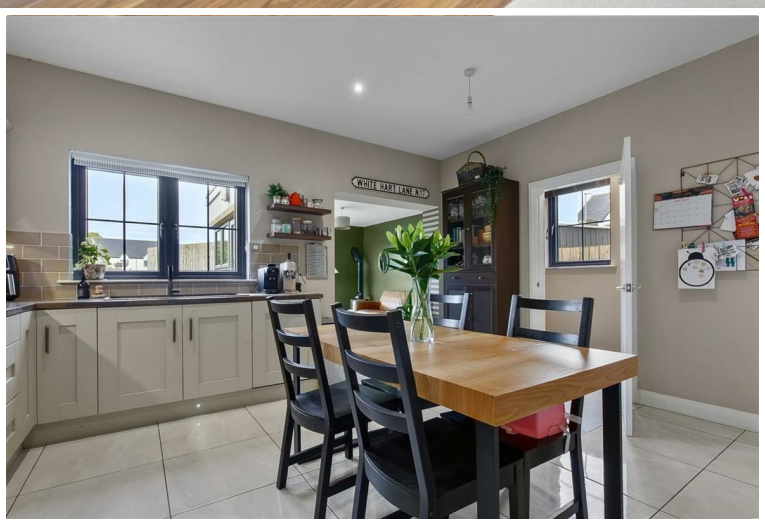




PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door with hardwood, double glazed fanlight over. Tiled floor. Fitted storage unit. Stairwell to first floor.

FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising vanity unit and WC. Splashback tiling to sink. Tiled floor.

LOUNGE 18'8" x 11'8"

Feature windows to front elevation. Fitted dresser units. Wood laminate floor covering.

KITCHEN WITH INFORMAL DINING AREA 15'0" x 13'6"

Modern fitted kitchen with range of high and low level storage units with contrasting woodblock effect melamine worktop. Colour coded 1.5 bowl sink unit with draining bay. Integrated gas hob with extractor hood over. Integrated oven, fridge freezer and dishwasher. Splashback tiling to walls. Tiled floor. Open arch leading to sun lounge.

UTILITY ROOM 12'0" x 3'11"

Range of fitted storage units with contrasting woodblock effect melamine worktop. 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.

SUN LOUNGE 13'4" x 10'9"
Cast iron wood burning stove on slate hearth. Tiled floor. Dual aspect feature window. PVC double glazed door leading to rear garden.

FIRST FLOOR

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

PRINCIPAL BEDROOM 14'3" x 9'5"
Range of fitted wardrobes and storage units. Timber clad feature wall.

DELUXE EN SUITE SHOWER ROOM
Contemporary, white three piece suite comprising fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Chrome towel radiator. Splashback tiling to sink. Tiled floor.

BEDROOM 2 14'0" x 9'6"

BEDROOM 3 9'6" x 8'9" (wps)
Built in wardrobe.

BEDROOM 4 9'6" x 8'4"

FAMILY BATHROOM
Contemporary, white three piece suite comprising panelled bath, floating vanity unit and WC. Splashback tiling to walls. Glass shower screen over bath. Chrome towel radiator. Tiled floor.

EXTERNAL
Front garden finished in lawn and brick pavior.
Private driveway finished in decorative stone.
External lighting.
Fully enclosed rear garden finished in lawn, brick pavior, tree bark and range of plants, trees and shrubbery.
Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

CUSTOMER DUE DILIGENCE
As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.

[redacted]

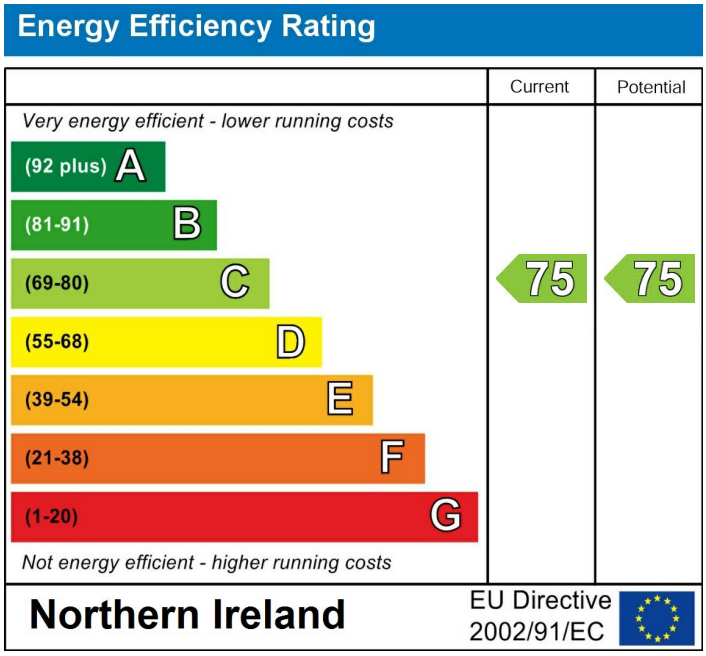
Immaculately presented, four bedroom/two+ reception, detached family home, occupying a prime site within the recently constructed Hansons Hall development, Jubilee Road, Ballyclare.

The property comprises entrance hall, furnished cloakroom, lounge, kitchen with informal dining area, utility room, sun lounge, four bedrooms, including principal en suite, and separate family bathroom.

Externally, the property enjoys private driveway, and gardens to front, side and rear, finished in lawn, brick pavior, tree bark, and range of plants, trees and shrubbery.

Other attributes include gas heating, PVC double glazing, and convenient location.

Early interest highly recommended.



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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