COLIN GRAHAM RESIDENTIAL

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9 Craighill Manor, Ballyclare, BT39 9QA

- Detached Family Home
- Lounge; Separate Dining Room
- Deluxe Bathroom With Three Piece Suite
- Utility Room; Furnished Cloakroom
- Generous Sized Gardens; Rural Views
- Four Bedrooms; Two With En Suite
- Luxury Kitchen Through Living/Dining
- Gas Heating; PVC Double Glazing
- Private Driveway Finished In Tarmac
- Convenient Location; Immaculately Presented

Offers Over £285,000

EPC Rating B

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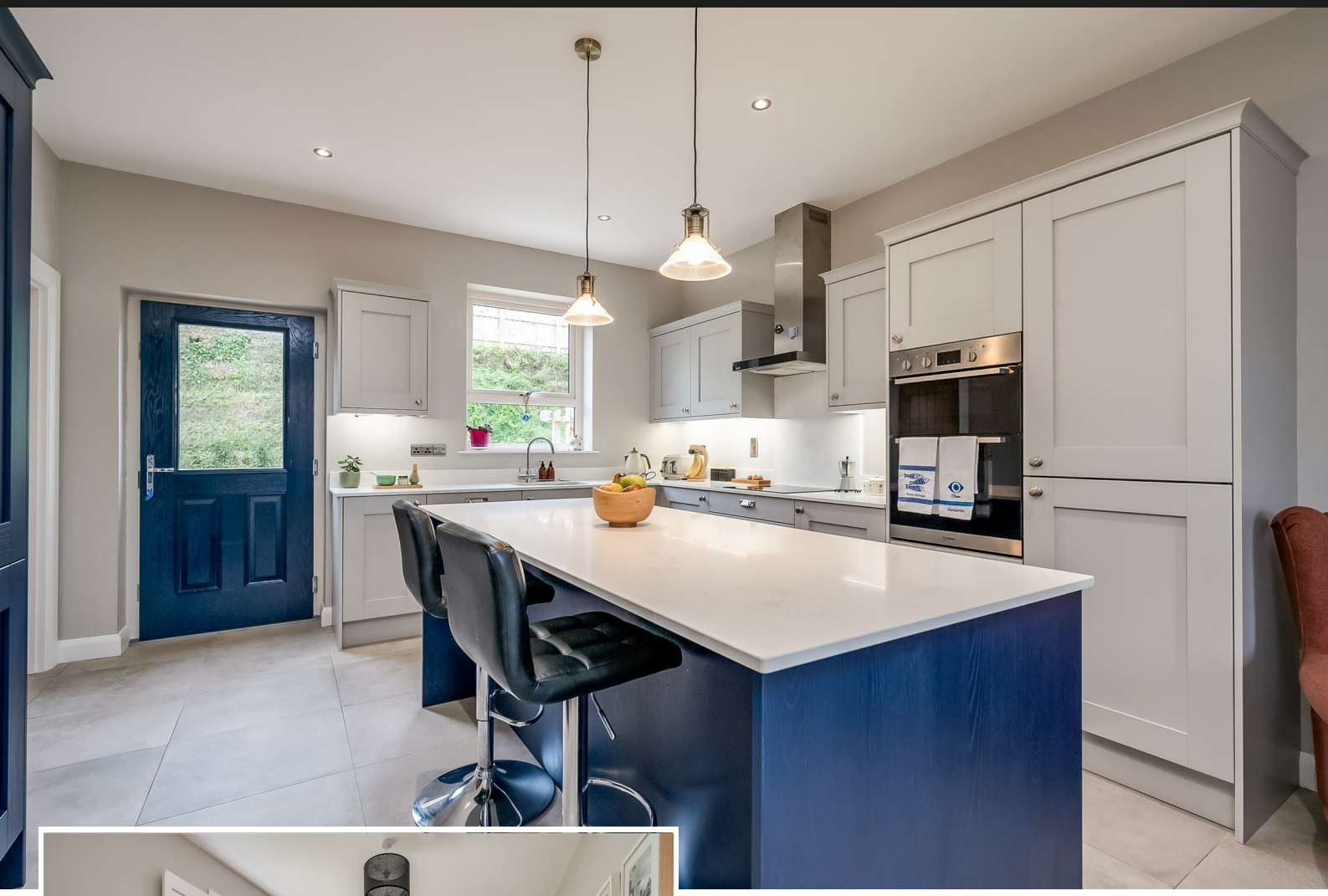

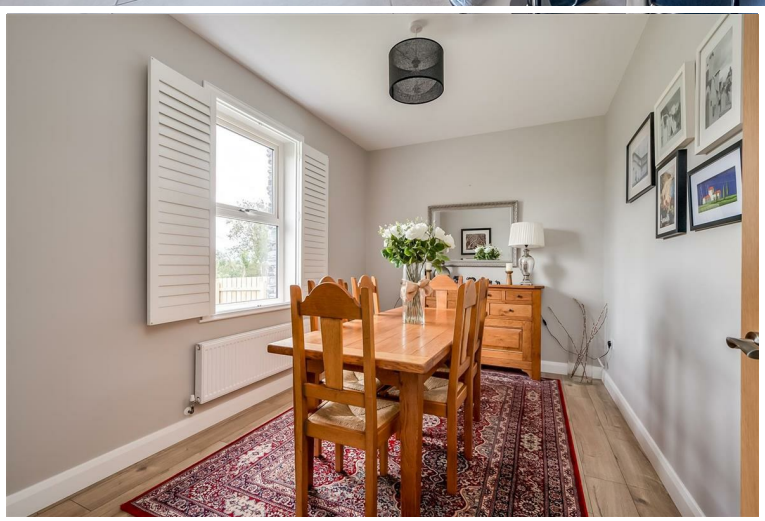

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

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

FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising wash hand basin and WC. Splash back tiling to sink. Tiled floor.

LOUNGE 14'10" x 13'1"

Recessed, contemporary, electric focal point fire. Wood laminate floor covering. PVC double glazed French doors to rear garden.

DINING ROOM 13'1" x 9'1"

Rural views to front elevation. Wood laminate floor covering.

KITCHEN THROUGH LIVING / DINING ROOM 24'3" x 13'3"

Luxury fitted kitchen with range of high and low level storage units, with contrasting solid quartz work surface. Matching island unit with breakfast bar area. Inlaid stainless steel 1.5 bowl sink unit. Integrated touch screen ceramic hob with solid quartz work surface and extractor hood over. Integrated fridge freezer, double oven and dishwasher. Fitted larder unit. Solid quartz upstands to walls. Tiled floor. Dual aspect windows with rural views to front elevation. Composite, double glazed door to rear garden.

UTILITY ROOM 6'6" x 5'2"

Range of fitted storage units with contrasting quartz effect melamine work surface. Plumbed for automatic washing machine. Gas fired central heating boiler (housed within matching unit). Upstands to walls to match work surface. Tiled floor.

FIRST FLOOR

LANDING

Access to hot press and partially floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM 12'3" x 9'10"

Elevated rural views to front elevation.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising oversized shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower with drench shower head. Splash back tiling to sink. Chrome towel radiator. Tiled floor.

GUEST BEDROOM 13'3" x 9'10"

Elevated rural views.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising oversized shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower with drench shower head. Splash back tiling to sink. Chrome towel radiator. Tiled floor.

BEDROOM 3 13'4" x 9'8"

BEDROOM 4 13'3" x 9'8"

DELUXE FAMILY BATHROOM

Contemporary, white three piece suite comprising panelled bath, floating vanity unit and WC. Part tiling to walls. Chrome towel radiator. Tiled floor.

EXTERNAL

Private driveway finished in tarmac.
Front garden finished in lawn
Stone clad feature wall to front elevation.
External lighting.
Fully enclosed rear garden finished in lawn, paved patio area and planted bank to rear.
Enclosed service area.
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.

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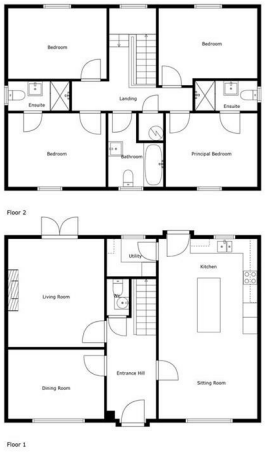
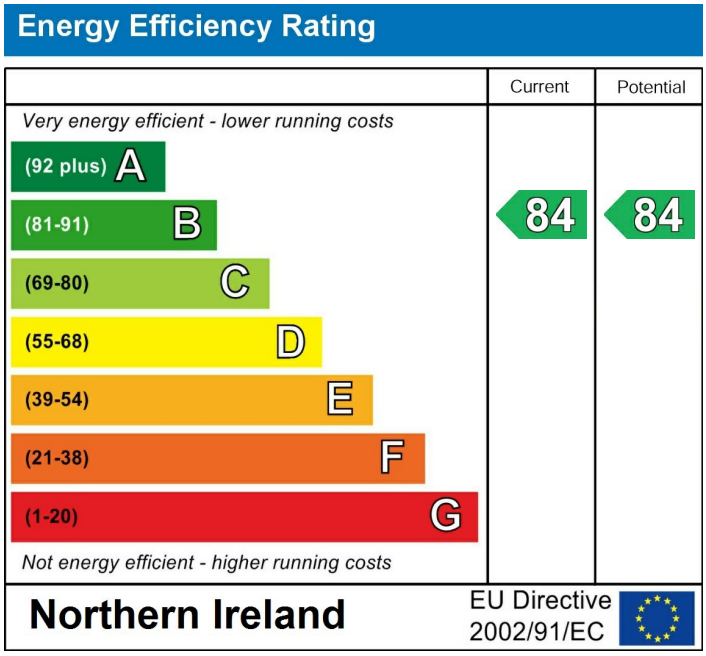


Sizes And Dimensions Are Approximate. Actual May Vary.

Immaculately presented, four bedroom, two+ reception, detached family home with generous sized gardens, occupying a prime site enjoying rural views, conveniently located within the popular Craighill Manor development, Ballyclare. The property comprises entrance hall, furnished cloakroom, lounge with contemporary focal point electric fire, separate dining room, kitchen through living/dining room with luxury fitted kitchen, utility room, four well proportioned first floor bedrooms, to include principal and guest bedrooms with deluxe en suite shower room, and deluxe family bathroom with contemporary three piece suite. Externally the property enjoys private driveway finished in tarmac, front garden finished in lawn, and fully enclosed rear garden finished in lawn, paved patio area and planted bank to rear. Other attributes include gas fired central heating, PVC double glazing and no onward chain. Early viewing strongly 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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