COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



# 8 Whinknowe Road, Doagh, Ballyclare, BT39 0TH

- Exceptional, Jane Burnside Designed Home
- Open Plan Living/Dining Area
- Deluxe Bathroom & Shower Room
- Hardwood Double Glazing
- Fully Landscaped Site; Elevated Views
- Four Bedroom; Principal En Suite
- Luxury Fitted Kitchen; Utility
- Oil Heating; Underfloor Heating
- Generous Specification Throughout
- Electric Gates; Driveway; Car Port

Offers Over £475,000

EPC Rating C





# 8 Whinknowe Road, Ballyclare, BT39 0TH





## PROPERTY DESCRIPTION

### ACCOMMODATION

### ENTRANCE HALL

Hardwood front door with double glazed fanlight over. Feature height, vaulted ceiling. Tiled floor. Access to cloakroom.

### DELUXE SHOWER ROOM

Fully tiled shower enclosure, semi pedestal wash hand basin and concealed cistern WC. Thermostat controlled mains shower unit with drench shower head. Recessed mirror over sink. Chrome towel radiator. Half tiling to walls. Vaulted ceiling. Tiled floor.

### LIVING AREA 22'10" x 19'7"

Triple aspect windows, enjoying elevated rural views. Vaulted ceiling. Cast iron wood burning stove on granite hearth. Hardwood, double glazed, sliding patio door to garden. Tiled floor.

### DINING AREA 12'6" x 10'6"

Cast iron, wood burning stove on glass plinth. Vaulted ceiling. Dual aspect windows. Hardwood, double glazed, sliding patio door to garden. Tiled floor.







## KITCHEN AREA 18'9" x 12'0" (wps)

Modern fitted, white, handleless, high gloss kitchen with comprehensive range of high and low level storage units, with contrasting, solid granite work surface. Inlaid stainless steel sink unit. Quooker boiling water tap. Breakfast bar area. Integrated, Bosch, touch screen, ceramic hob with solid granite splashback and extractor hood over. Bosch, integrated double ovens and microwave oven. Integrated fridge freezer and dishwasher. Tiled floor.

## UTILITY ROOM 11'6" x 9'4" (wps)

Range of fitted storage units with solid granite work surface to match kitchen. Inlaid stainless steel sink unit. Integrated washing machine. Splashback panelling to walls. Vaulted ceiling. Access to built in store. Hardwood, double glazed door to rear garden.

## REAR HALL

Vaulted ceiling. Tiled floor.

## PRINCIPAL BEDROOM 19'2" x 14'11" (wps)

'His and Hers' fitted wardrobes in sliding mirror panelled doors. Vaulted ceiling. Dual aspect windows with sliding patio door to garden. Cast iron, wood burning stove on glass plinth. Tiled floor.

## DELUXE EN SUITE SHOWER ROOM

Fully tiled shower area, floating vanity unit and concealed cistern WC. Thermostat controlled mains shower unit with drench shower head. Recessed mirror over sink. Chrome towel radiator. Vaulted ceiling. Half tiling to walls. Tiled floor.

## BEDROOM 2 15'5" x 10'7" (wps)

Vaulted ceiling. Built in wardrobe with sliding doors. 'Jack and Jill' access to family bathroom. Feature window to rear elevation. Tiled floor.

## BEDROOM 3 12'9" x 12'2" (wps)

Range of built in bookcases. Dual aspect windows enjoying elevated rural views. Vaulted ceiling. Tiled floor.

## BEDROOM 4 11'7" x 9'10" (wps)

Feature window to front elevation, enjoying elevated rural views. Vaulted ceiling. Tiled floor.

## DELUXE BATHROOM

Contemporary, white, three piece suite comprising tile encased bath, floating vanity unit and concealed cistern WC. Vaulted ceiling. Part tiling to walls. Recessed mirror over sink. Chrome towel radiator. Tiled floor.

## EXTERNAL

Electric operated gates, leading to generous sized private driveway area, finished in tarmac.
Car port with attached garden stores.
Ceramic tile entrance path with timber pergola.
External lighting.
Tiled entrance porch.
Gardens front, side and rear, finished in lawn, tiled patio areas, and wide array of plants, trees and shrubbery.
Boiler house with oil fired central heating boiler.
PVC oil storage tank.
Outside taps.





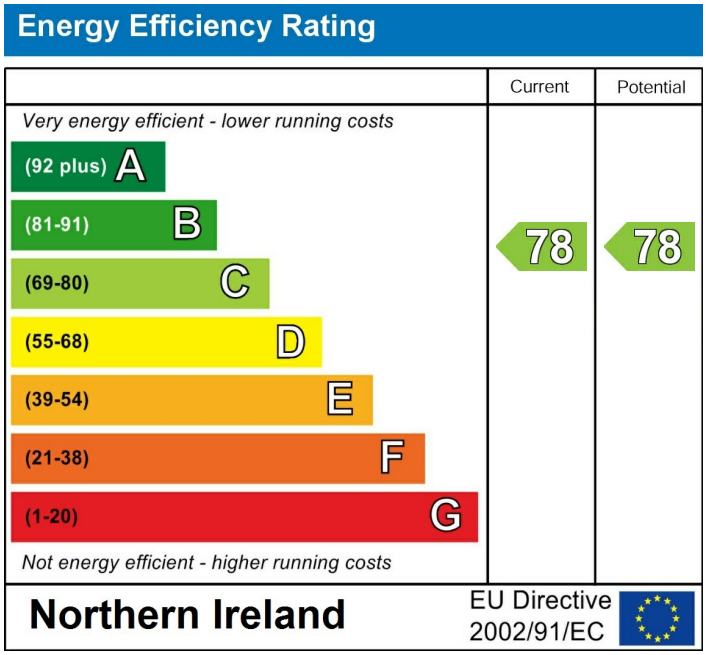
## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.



***Exceptional, Jane Burnside designed, contemporary home, occupying a prime, fully landscaped site, with stunning, elevated rural views, located on the periphery of Doagh village, Ballyclare. The property comprises entrance hall, deluxe shower room, open plan living area with vaulted ceiling and stove, open to dining area and luxury fitted kitchen, matching utility room, rear hall, four well-proportioned bedrooms, to include principal en suite, and deluxe family bathroom. Externally, the property enjoys electric operated gates, generous sized private driveway area, car port, twin garden stores, and gardens front, side and rear, finished in lawn, tiled patio areas and wide array of plants, trees and shrubbery. Other attributes include oil heating, underfloor heating, hardwood double glazing, Drainvac 'wet and dry' central vacuum system, and built in Sonos sound system. 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

INVESTORS IN PEOPLE® We invest in people Gold
PRS Property Redress Scheme
Proudly sponsoring Northern Ireland Children's Hospice
Awards
Telegraph PROPERTY AWARDS 2018
Telegraph PROPERTY AWARDS 2019
Shortlisted TheNegotiator Awards 2018
Shortlisted TheNegotiator Awards 2019
THE INVESTORS IN PEOPLE AWARDS 2019 Finalist
TheNegotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD
WE ARE MACMILLAN. CANCER SUPPORT