COLIN GRAHAM RESIDENTIAL

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9 Russell Court, Ballyclare, BT39 9YL

- Detached Family Home
- Three+ Reception Rooms
- Deluxe Shower Room
- Utility Room; Furnished Cloakroom
- Gardens Front and Rear
- Four Bedrooms; Principal With En Suite
- Kitchen Through Dining; Open To Sun Lounge
- Oil Heating; PVC Double Glazing
- Private Driveway; Matching Detached Garage
- Convenient Location; Immaculately Presented

Offers Over £325,000

EPC Rating D





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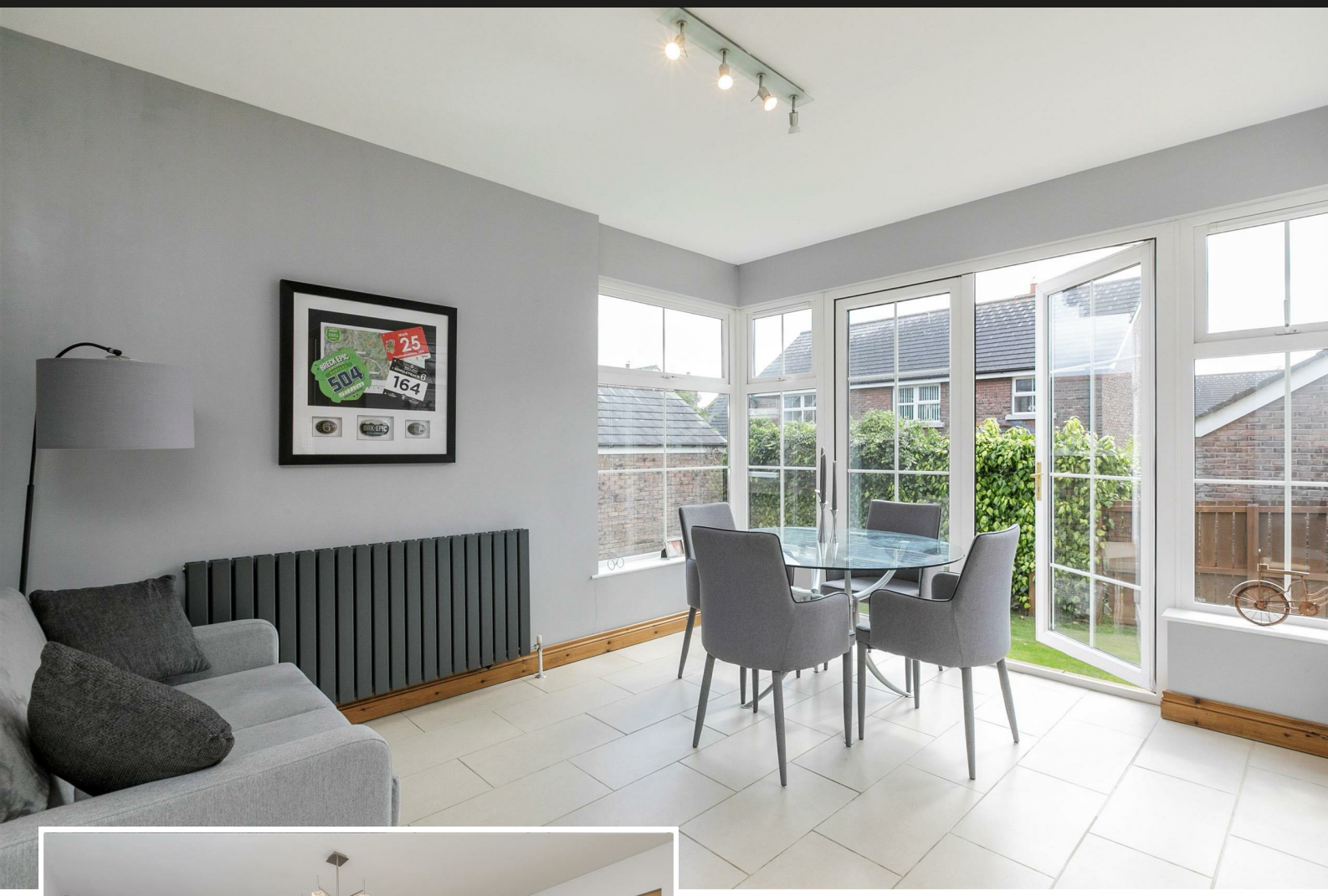




PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Dual tone, hardwood front door with matching double glazed side screens and arched fan light over. Solid oak flooring, continuing through lounge. Stairwell to first floor. Access to under stairs store. Solid oak internal doors throughout with solid oak skirting and architrave to ground floor.

FURNISHED CLOAKROOM

Contemporary two piece suite comprising floating wash hand basin with mixer tap and WC. Floor to ceiling split face stone wall tiling to wash hand basin. Tiled floor.

LOUNGE 16'7" x 12'8"

Gas fire in sandstone fireplace with matching hearth. Twin windows to front elevation.

FAMILY ROOM 12'9" x 11'1"

Twin windows to front elevation.







DINING ROOM 11'1" x 10'8"

Solid oak flooring. Picture window to rear elevation.

KITCHEN THROUGH DINING ROOM OPEN TO SUN LOUNGE 21'2" x 16'2" (wps)

Modern fitted kitchen with range of high and low level storage units in solid oak door and contrasting solid granite work surface encompassing matching upstands. Matching breakfast bar return. Inlaid stainless steel 1.5 bowl sink unit with mixer tap. Integrated five ring gas hob with contemporary extractor canopy over. Integrated double oven, fridge and dishwasher. Part tiled walls. Tiled floor, continuing through dining area and sun lounge. PVC double glazed French patio doors and matching side screens leading to rear garden.

UTILITY ROOM 8'0" x 5'2"

Range of high and low level storage units and contrasting melamine work surface. Stainless steel sink unit with draining bay and mixer tap. Plumbed for automatic washing machine. Space for under counter freezer. Splash back tiling to work surface. Tiled floor. PVC double glazed door leading to driveway.

FIRST FLOOR

LANDING

Study area recess. Access to roof space and hot press.

PRINCIPAL BEDROOM 13'8" x 12'9"

Solid oak flooring. Twin windows to front elevation.

DELUXE EN SUITE SHOWER ROOM 6'7" x 5'9"

Contemporary three piece suite comprising quadrant shower enclosure, floating wash hand basin with vanity shelf and WC. Thermostat controlled shower unit. PVC panelling to shower and tiled splash back to wash hand basin. Tiled floor.

BEDROOM 2 13'9" x 12'8" (into robes)

Wall to wall wardrobes finished in part panelled / part mirrored sliding doors. Twin windows to front elevation.

BEDROOM 3 13'7" x 10'9"

Picture window to rear elevation.

BEDROOM 4 10'1" x 9'11"

Picture window to rear elevation.

DELUXE SHOWER ROOM

Contemporary three piece suite comprising oversized shower enclosure encompassing drying area, floating wash hand basin with vanity shelf and Philippe Starck WC. Jacuzzi style shower with body jets. Floor to skirting splash back tiling to shower wall and wash hand basin. Tiled floor with matching skirting. Recessed spotlights.

EXTERNAL

Generous sized private driveway area finished in decorative stone.
Front garden finished in lawn.
External lighting.
Fully enclosed rear garden finished in lawn and decorative stone.
Outside tap.





MATCHING DETACHED GARAGE 18'8" x 10'2"

Up and over door, separate service door, light, power and oil fired central heating boiler.

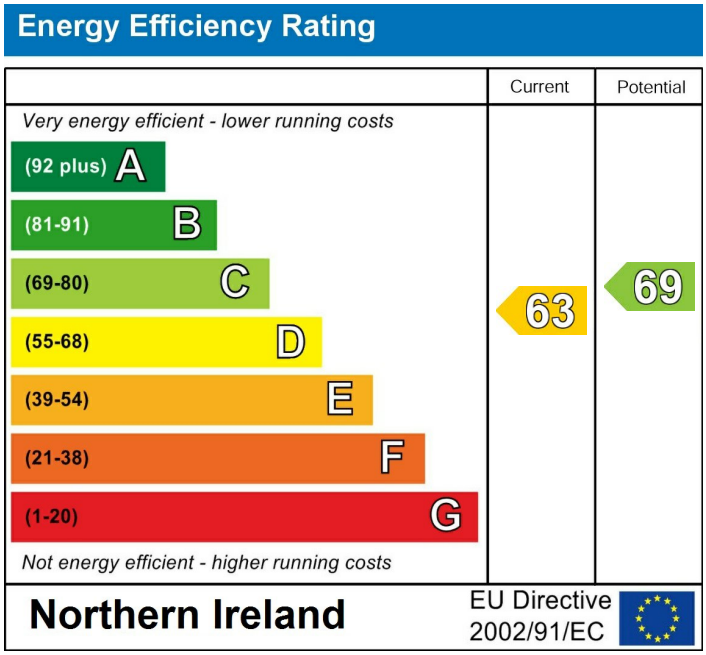
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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, four bedroom, three+ reception, detached family home with matching detached garage, occupying a prime site within the well sought after Russell Court development, situated off Doagh Road, Ballyclare. The property comprises entrance hall, furnished cloakroom, lounge with gas fire in sandstone fireplace, family room, separate dining room, kitchen through dining room with modern fitted kitchen and open to sun lounge, utility room, four well proportioned first floor bedrooms, to include principal bedroom with deluxe en suite shower room, and separate deluxe shower room with contemporary three piece suite. Externally the property enjoys generous sized private driveway area finished in decorative stone, matching detached garage, front garden finished in lawn, and fully enclosed rear garden finished in lawn and decorative stone. Other attributes include oil fired central 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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