



22 Brackenridge, Carrickfergus, BT38 8FW

- Detached Family Home
- Lounge; Separate Study
- Deluxe Family Bathroom
- Utility Room; Furnished Cloakroom
- Private, Fully Enclosed Rear Garden
- Four Bedrooms; Principal With En Suite
- Luxury Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Generous Sized Private Driveway
- Convenient Location; Immaculately Presented

Offers Over **£275,000**

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite double glazed front door. Stairwell to first floor. Glass panelled doors leading to lounge and kitchen.

FURNISHED CLOAKROOM

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

LOUNGE 15'7" x 14'11"

Media wall with contemporary, glass fronted, electric fire. Timber flooring. Picture window to front elevation.

STUDY 16'11" x 5'6"



KITCHEN WITH INFORMAL DINING AREA 22'6" x 11'3"

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. Space for range style oven with extractor hood over. Space for American style fridge freezer. Plumbed and space for dishwasher. Solid quartz upstands and splashback to walls. PVC double glazed, sliding patio door to rear garden.

UTILITY ROOM 9'3" x 5'6"

Range of fitted high and low level storage units with contrasting, quartz effect, melamine work surface. Plumbed and space for washing machine. Space for tumble dryer.

FIRST FLOOR

LANDING

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

PRINCIPAL BEDROOM 13'1" x 11'6"

FULLY TILED EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with body jets and drench shower head. Chrome towel radiator.

BEDROOM 2 13'2" x 11'7"

Wood laminate floor covering.

BEDROOM 3 10'6" x 9'10" (wps)

Built in store. Wood laminate floor covering.

BEDROOM 4 19'3" x 5'7"

Wood laminate floor covering. Access to roof space.

DELUXE FULLY TILED FAMILY BATHROOM

Contemporary, white, four piece suite comprising panelled corner jacuzzi/whirlpool style bath, separate shower enclosure, pedestal wash hand basin and WC. Electric shower. Chrome towel radiators.

EXTERNAL

Generous sized private driveway area finished in tarmac.

External lighting.

PVC soffits, fascia and rainwater goods.

Boiler house with gas fired central heating boiler.

Private, fully enclosed rear garden finished in lawn, mature fruit trees, shrubbery, decorative stone, paved patio area and composite decking. Hot tub and outdoor furniture (included).

Two roofed pergolas.

External power points.

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.

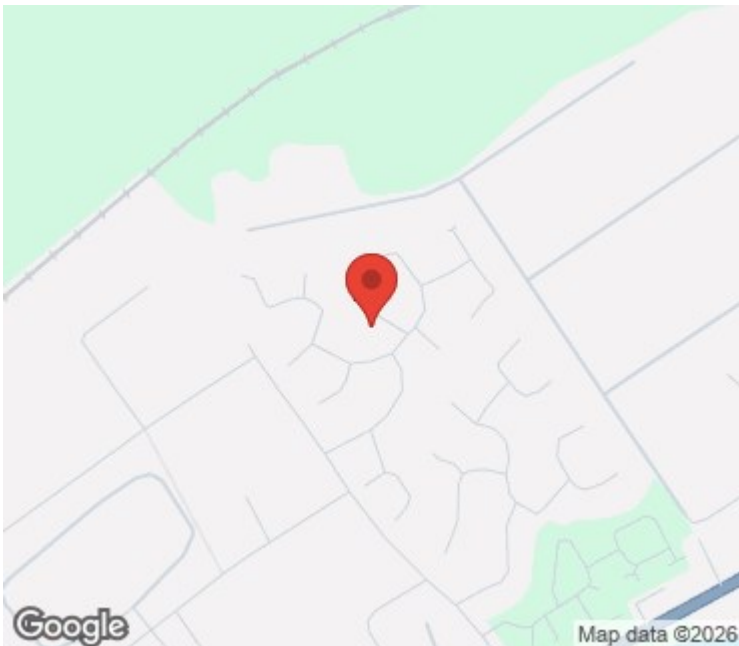
Immaculately presented, four bedroom, two reception, detached family home with generous sized private driveway area and private, fully enclosed rear garden, situated within the well sought after Brackenridge development, Belfast Road, Carrickfergus.

The property comprises entrance hall, furnished cloakroom, lounge encompassing media wall with contemporary, glass fronted electric fire, separate study, luxury fitted kitchen with informal dining area, utility room, four well proportioned first floor bedrooms, to include principal with fully tiled en suite shower room, and separate, deluxe fully tiled family bathroom with contemporary white sanitary ware.

Externally, the property enjoys generous sized private driveway area finished in tarmac, and private, fully enclosed rear garden finished in lawn, mature fruit trees, shrubbery, decorative stone, paved patio area, two roofed pergolas, and composite decking.

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

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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