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Site 1 Lower Size Hill, Ballyclare, BT39 9RP

- New Build Home (c.2,900 Sq Ft)
- Lounge
- Sun Lounge; Wood Burning Stove
- Oil Heating; PVC Double Glazing
- Gardens Top Soiled & Seeded
- Five Bedrooms; Principal With En Suite & Dressing Room
- Luxury Fitted Kitchen; Informal Dining Area; Utility Room
- Deluxe Bathroom & Separate Shower Room
- Private Driveway; Large Matching Detached Garage
- Convenient Location; Rural Aspect

Offers Over £485,000

EPC Rating





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Entrance hall. Composite double glazed front door with hardwood double glazed side screens. Tiled floor. Vaulted ceiling. Stairwell to gallery landing. Double doors to store.

LOUNGE 18'11" x 13'0"

Dual aspect windows. Elevated rural views. Wood laminate floor covering.

KITCHEN THROUGH SUN LOUNGE 30'4" x 18'10"

Luxury fitted kitchen with comprehensive range of high and low level storage units with contrasting quartz work surface. Matching island unit with breakfast bar area. Inlaid colour coded 1.5 bowl sink basin. Integrated touch screen ceramic Bora hob with downdraft extractor. Integrated Neff double ovens, tall fridge, separate tall freezer and dishwasher. Wine fridge. Glass fronted display cabinets. Solid quartz upstands to walls. Herringbone style wood laminate floor covering.

SUN LOUNGE AREA

Cast iron wood burning stove on slate hearth. Feature dual aspect corner window with matching PVC double glazed French doors to rear garden.







UTILITY ROOM 8'5" x 6'7"

Range of fitted storage units with contrasting solid quartz work surface. Coloured coded sink unit with draining bay. Plumbed for automatic washing machine. Space for tumble dryer. Wood effect tiled floor. PVC double glazed door to rear garden.

PRINCIPAL BEDROOM 16'11" x 13'9"

Dual aspect windows. Rural views.

WALK IN WARDROBE / DRESSING ROOM 11'9" x 4'10"

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary white three piece suite comprising oversized shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Mirror illuminated storage cabinet over sink. Chrome towel radiator.

BEDROOM 2 13'0" x 12'9"

Rural views. Wood laminate floor covering.

BEDROOM 3 11'9" x 9'10"

DELUXE FULLY TILED BATHROOM

Contemporary white four piece suite comprising freestanding bath, separate oversized shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower with drench shower head. Chrome towel radiator.

FIRST FLOOR

GALLERY LANDING

Access to hot press.

BEDROOM 4 21'3" x 19'2"

BEDROOM 5 18'11" x 17'7"

DELUXE FULLY TILED SHOWER ROOM

Contemporary white three piece suite comprising shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower with drench shower head. Chrome towel radiator.

EXTERNAL

Private driveway finished in tarmac.
Gardens front and side, levelled and top soiled.
Stone clad entrance porch.
External lighting.
External power points.
Outside water tap.
Large rear garden with paved patio area, levelled and top soiled.
PVC oil storage tank.

LARGE MATCHING DETACHED GARAGE 19'8" x 13'10"

PVC coated roller shutter door. Power and light. Oil fired central heating boiler. PVC double glazed service door and matching window.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS



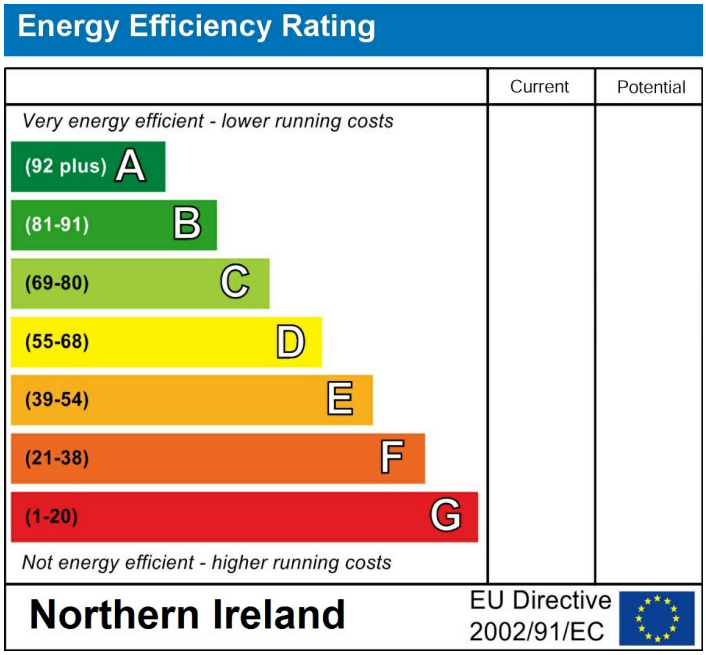


Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Impressive, deceptively spacious, detached, new build, five bedroom family home (extending to c.2,900 sq ft), with generous garden and large, matching detached garage, situated on Lower Size Hill, Templepatrick Road, Ballyclare. The property comprises entrance hall, lounge, luxury fitted kitchen, sun lounge with multi fuel burning stove, utility room, deluxe bathroom, five well-proportioned bedrooms, to include principal bedroom with walk in dressing room and en suite shower room, and separate shower room to service the two first floor bedrooms.
Externally, the property enjoys private driveway finished in tarmac, large matching detached garage, and garden finished in top soil and grass seed. Other attributes include oil fired central heating (high efficiency pressurised system), 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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