



1 Tudor Park, Newtownabbey, BT36 4FT

Offers Over £339,950

- Meticulously presented detached home in highly popular and convenient location
- Lounge with feature multi fuel stove
- Family room
- Downstairs W/C / Separate utility room
- Generous gardens to both front and rear / Driveway with space for multiple cars
- 4 Bedrooms (main with modern ensuite shower room)
- Impeccably designed shaker style fitted kitchen with feature double Belfast sink, open to dining
- Modern bathroom suite with separate shower unit
- Oil fired central heating/ Double glazing
- Located close to excellent schools, shops and public transport facilities

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Meticulously presented throughout, this exceptional detached family home occupies a highly sought after and convenient location close to excellent schools, shops and public transport links. Offering spacious and versatile accommodation, the property boasts four well proportioned bedrooms, including a principal bedroom with a stylish modern ensuite shower room.

The welcoming lounge features a charming multi fuel stove, creating a warm focal point, while the impeccably designed shaker-style kitchen showcases a feature double Belfast sink and flows seamlessly into the dining area, ideal for modern family living and entertaining. A separate family room provides additional living space, complemented by a contemporary bathroom with separate shower enclosure, downstairs WC and utility room.

Externally, generous gardens to the front and rear provide excellent outdoor space, while the driveway offers parking for multiple vehicles. Further benefits include oil fired central heating, double glazing, a fully updated heating system and upgraded electrics. Refurbished to an exacting standard, this is a rare opportunity to acquire a truly turnkey home.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

Wood-effect tiles, uPVC front door, downlighters, understairs storage

Downstairs W/C

Low flush W/C, modern double vanity sink unit with mixer tap, wall tiling, feature floor tiling

Lounge

18'9 x 12'8

Herringbone effect flooring, feature multi fuel stove, marble hearth, cornicing

Modern Kitchen/Dining

19'2 x 12'8

Modern shaker style fitted kitchen, wood block work surfaces, double feature Belfast sink unit with mixer taps, cooker point, extractor hood, built in dishwasher, glazed display cabinets, breakfast bar, integrated under-counter fridge, ceramic tiled flooring, wall tiling, downlighters, uPVC sliding doors to rear

Family room

12'4 x 10'11

Laminate wood flooring

Utility Room

10'11 x 5'7

Range of high and low level modern shaker style units, round edge worksurfaces, plumbed for washing machine, space for tumble dryer, space for fridge and freezer, ceramic tiled flooring, extractor fan

First Floor

Landing

Bedroom (1)

16'11 x 12'9

Ensuite Shower Room

Shower unit with thermostatically controlled shower, rainwater effect shower head, glazed shower screen, floating vanity sink unit with mixer taps, feature floor and wall tiling, Velux window, low flush W/C, extractor fan, downlighters, heated towel rail

Bedroom (2)

11'5 x 9'6

Laminate wooden flooring

Bedroom (3)

11'4 x 8'11

Bedroom (4)

9'7 x 9'6

Bathroom

Modern bathroom suite, stand alone bath unit with mixer taps, separate shower unit with thermostatically controlled shower, rain effect shower head, single vanity sink unit, mixer taps, low flush W/C, feature wall tiling, ceramic tiled flooring

Outside

Front: Generous garden to front, hedges, plants and shrubs, paved driveway

Side: Paved driveway, oil fired boiler, outside light, covered outside space, shed, electric point

Rear: In lawn, hedges, plants and shrubs, paved driveway, bark, tarmacked driveway, PVC oil storage tank

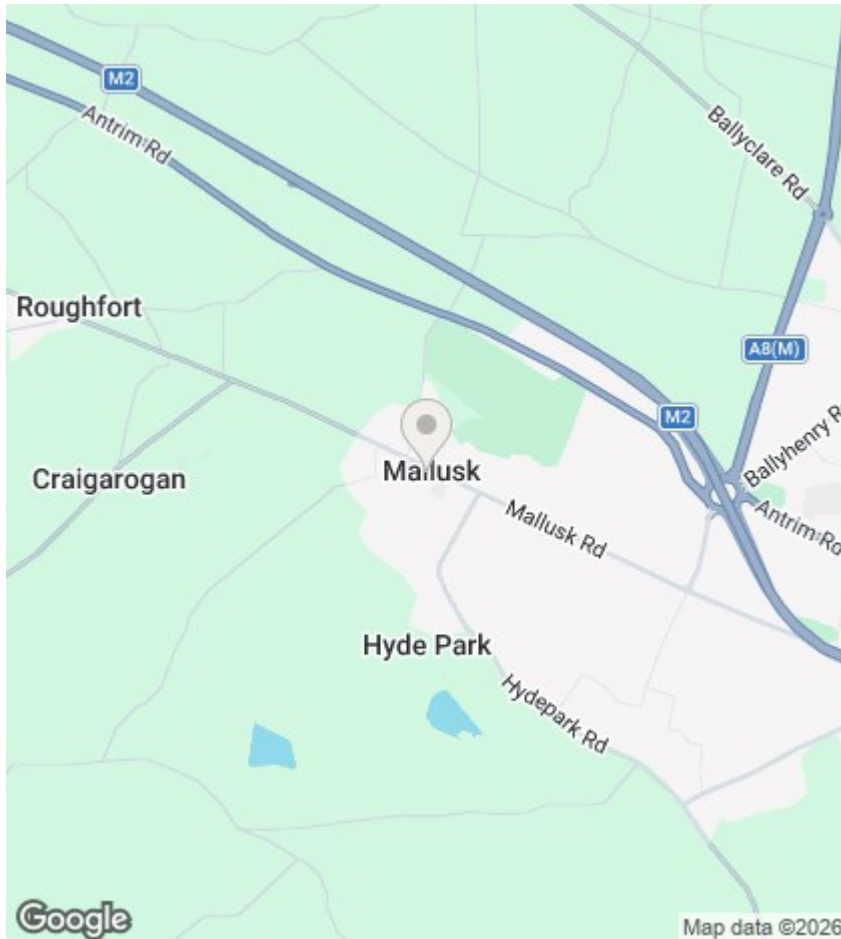
Disclaimer/ Additional Information

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker> Flooding maps for Northern Ireland

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

