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43 Russell Court, Ballyclare, BT39 9YL

PRICE Offers Over £359,950

Situated within a select quiet cul-de sac within this highly regarded established development. This attractive double fronted detached family home enjoys a contemporary living layout incorporating an open plan Luxury kitchen with living / dining aspect extending into a superb sun lounge extension, 2 front receptions, 4 bedrooms, luxury family bathroom and ensuite. Externally the property benefits from a private south facing rear garden with a raised paved terrace perfect for evening entertaining. Finished to an exacting standard throughout this property is the perfect home for those buyers searching for their forever home. An early viewing is advised.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: **(028) 9446 6777**

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel : **(028) 9334 0726**

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel : **(028) 9083 0803**

- **Double Fronted Detached Family Home**
- **4 Bedrooms / 3 Reception**
- **Highly Regarded Established Development**
- **Contemporary Open Plan Kitchen / Living / Dining Layout**
- **Sun Lounge Extension / Luxury Family Bathroom**
- **Deluxe Ensuite / Modern Furnished Cloakroom / Utility Room**
- **South Facing Rear Garden With Elevated Terrace Area**
- **Priveway Driveway Gas Central Heating / PVC Double Glazing**
- **Select Cul-de Sac Position**

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC double glazed front door with matching full height double glazed side screens. Tiled floor. Oak staircase to first floor with glass balustrade. Access to storage cupboard.

LOUNGE 14'7" x 11'9"

Inglenook style recess. Twin windows to front elevation. Quality laminate flooring.

FAMILY ROOM 11'8" x 10'9"

Twin windows to front elevation. Quality laminate flooring. Currently used as playroom.

LUXURY OPEN PLAN KITCHEN / DINING / SUN ROOM 24'7" x 21'9"

At widest points. Luxury Modern shaker style fitted kitchen equipped with a comprehensive range of high and low level units with contrasting granite work surfaces, splashback and matching upstands. A host of integrated appliances including dishwasher, eye level microwave, grill, oven and 4 ring electric hob with stainless steel extractor canopy over. Inlaid stainless steel one and half bowl sink unit with swan neck mixer tap. Glazed tiered display cabinet. Breakfast bar style return. Open plan into dining area and superb sun lounge extension.

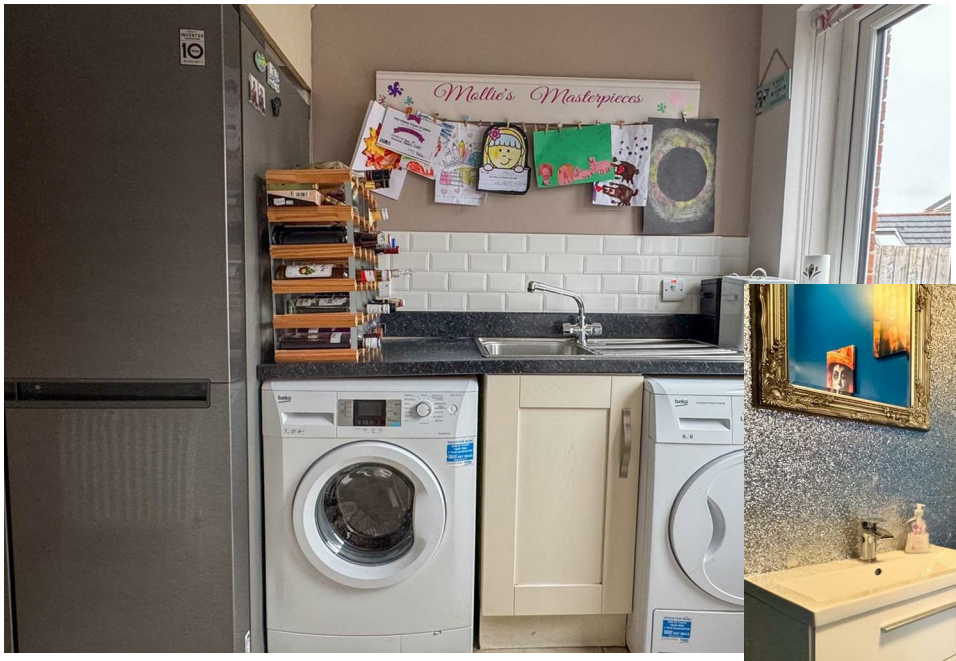
Sun lounge with feature stone clad full height fireplace with inset Henley multi-fuel burning stove on slate tiled hearth. Feature vaulted ceiling. PVC double glazed French doors to terrace area. Tiled floor.

UTILITY ROOM 11'2" x 3'6"

Range of high and low level storage units matching kitchen with contrasting melamine work surfaces. Stainless steel sink unit with drainer bay. Space for American style fridge freezer. Gas fired central heating boiler. PVC double glazed door to rear patio. Tiled floor.

FURNISHED CLOAKROOM

Modern fitted two piece suite comprising floating vanity unit and w.c. Tiled floor.



FIRST FLOOR

LANDING

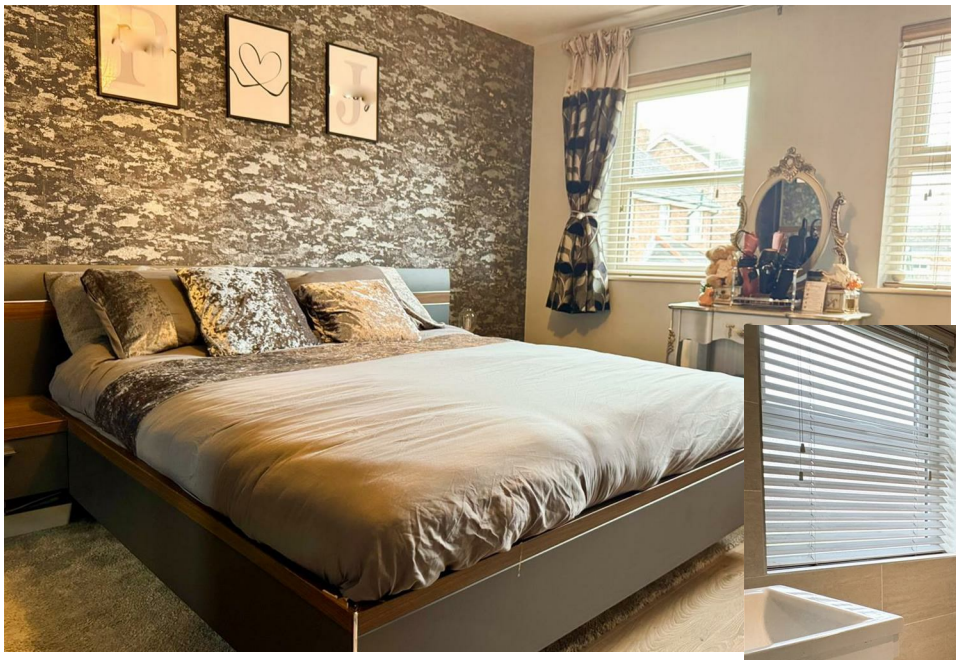
Access to roof space via slingsby style ladder with power and light. Access to shelved store.

MASTER BEDROOM 14'7" x 11'9"

Twin windows to front elevation. Quality laminate floor covering.

DELUXE EN SUITE

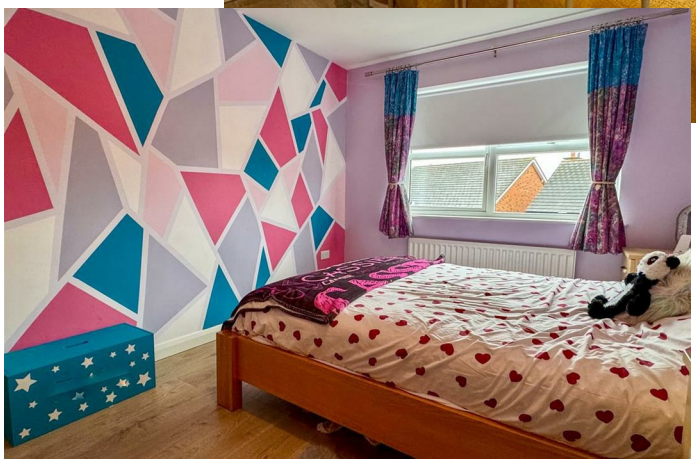
Modern fitted three piece suite comprising shower cubicle with mains shower over and drench style shower and hand shower attachment, modern vanity unit and w.c. Chrome towel radiator. Fully tiled walls and tiled floor.



BEDROOM 2 11'8" x 10'10"
Twin windows to front elevation. Quality laminate floor covering.

BEDROOM 3 11'9" x 10'8"
Quality laminate floor covering.

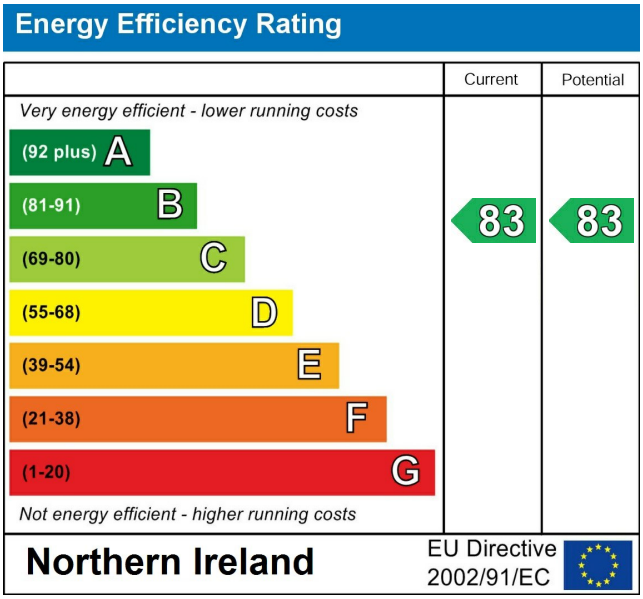
BEDROOM 4 14'6" x 9'6"
At widest points. Quality laminate floor covering.



DELUXE FAMILY BATHROOM
Modern fitted four piece suite comprising freestanding bath with floor mounted waterfall tap, open shower enclosure with fixed twin full height glass screens with drench style shower, floating vanity unit and w.c. Chrome towel radiator. Fully tiled walls and tiled floor.

OUTSIDE

Front garden finished in lawn with raised bed comprising plants and shrubs.
Private driveway finished in 'SMA' tarmac with parking for a number of vehicles.
Private enclosed south facing rear garden finished in lawn with raised brick pavior terrace area perfect for evening entertaining, recessed uplighting to terrace. Garden screened by perimeter fence.
Outside tap and light.
Outside socket to front gable.
Timber shed with lighting and 2 twin sockets.



IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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PRS Property Redress Scheme