McMillan McClure
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24 Woodfield Glen, Jordanstown, BT37 0ZW

Offers Around £495,000

- Detached family home in popular residential area cul de sac
- 3 Reception rooms
- Generous bathroom with white suite
- Double glazing in uPVC mahogany frames
- uPVC fascia and rainwater goods
- 5 Bedrooms (2 with ensuite shower rooms)
- Modern fitted kitchen (Rational - Robinson Interiors) with built in appliances open plan to dining area
- Oil fired central heating
- Spacious utility room & cloakroom
- Double garage

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Set in the ever-popular and highly regarded area of Jordanstown, this outstanding five-bedroom home enjoys a generous site and offers an exceptional standard of accommodation throughout. Filled with natural light, the property combines bright, spacious interiors with an impeccable level of presentation, creating a home that is ready to move straight into. The accommodation is both generous and versatile, featuring five well-appointed bedrooms, two of which benefit from ensuite shower rooms, together with three impressive reception rooms. A modern fitted kitchen provides a stylish and practical space for everyday family life. Outside, beautifully landscaped gardens enhance the property, providing an attractive setting for outdoor enjoyment. This is a truly impressive home, offering space, quality and superb family accommodation in a highly sought-after area. Located in a quiet cul de sac which provides a safe environment for children to play.

5 3 3 E

Council Tax Band: Northern Ireland







Ground Floor

Reception Hall
Polished wood flooring, feature windows

Cloaks
Low flush W/C, pedestal wash hand basin, ceramic tiled flooring

Family Room
14'2 x 9'11
Polished wood flooring, corner window, double doors to:

Lounge
15'7 x 12'0
Feature cast iron fireplace, gas fire, attractive surround

Kitchen/ Dining Room
21'3 x 10'10
Range of high and low level units, marble fireplace, inlaid hob unit, extractor fan, sink unit with mixer tap, vegetable sink, hot tap, downlighters, double oven, dishwasher, fridge freezer, microwave, mirror splash back, freestanding breakfast bar, spotlights, attractive surround

Utility Room
12'0 x 10'8
Range of units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, attractive fireplace

Dining Room
13'4 x 10'7
Parquet Herringbone Oak flooring , French doors to garden

First Floor

Landing
Clear air ventilation system, access to roofspace, hot press with Megaflo tank

Bedroom (1)
17'9 x 15'8

Ensuite Shower Room
Light up mirror, extractor fan, downlighters, Heated towel rail, storage, W/C, wall hung vanity unit, shower unit with controlled shower, overhead rain shower, ceramic tiled flooring

Ensuite Dressing Room
Built in robes

Bedroom (2)
17'5 x 9'11 (at max)

Ensuite Shower Room
Low flush W/C, panelling, ceramic tiled flooring, shower unit with mixer tap and controlled shower

Bedroom (3)
16'7 x 13'2

Bedroom (4)
13'6 x 10'8

Bedroom (5)
12'0 x 9'11
Twin Velux windows

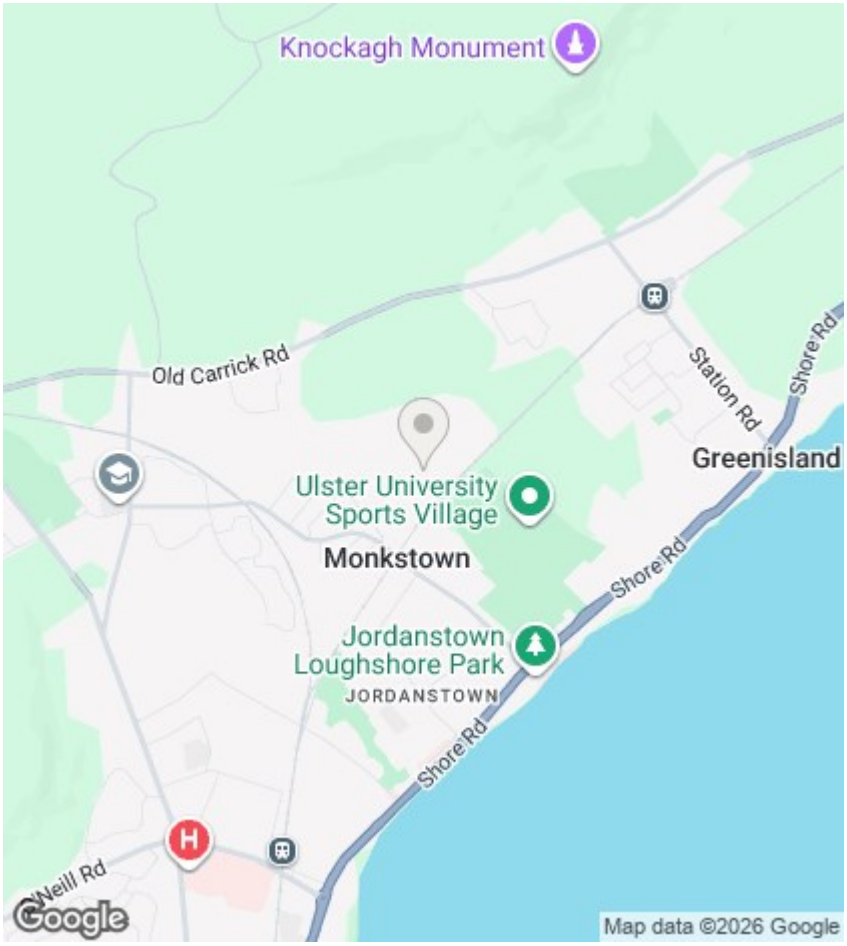
Spacious Bathroom
Panelled bath with mixer tap, low flush W/C, pedestal wash hand basin, shower unit with controlled shower, ceramic tiled flooring, wall tiling

Outside
Front: generous car parking space, beautifully landscaped open plan to front, plants, trees and shrubs
Rear: in lawn, plants, trees and shrubs, paved patio area

Double Garage
19'0 x 17'1
Remote insulated up and over door, light and power, oil fired boiler

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.



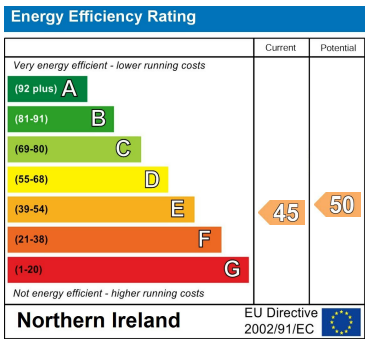
Directions

Viewings

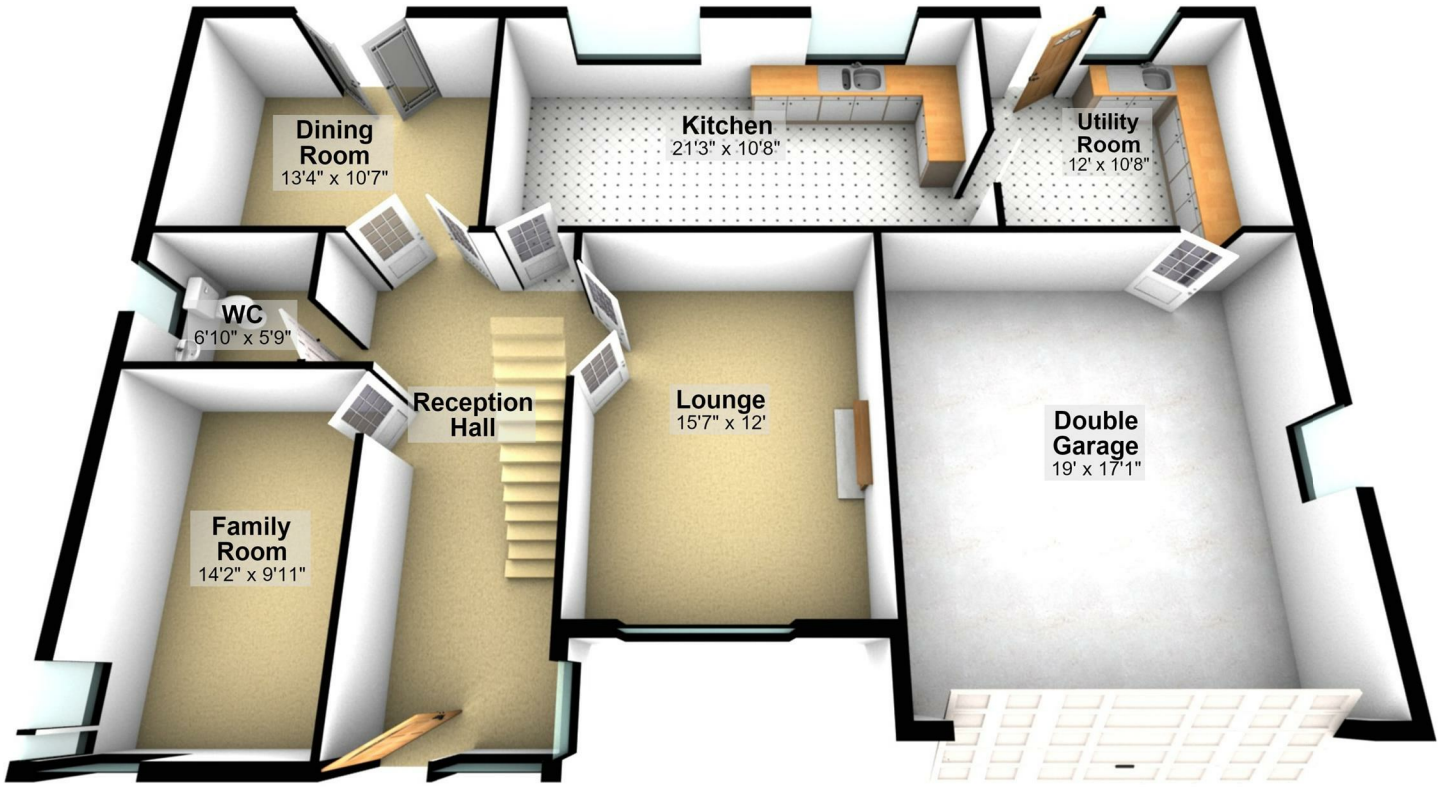
Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

E



Ground Floor



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