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3 Victoria Manor, Ballyclare, BT39 9YW









- **Impressive Detached Family Home**
- **3 Bedrooms/ 3 Receptions**
- **Superb Extensive Mature Rear Garden**
- **Select Cul De Sac With Open Aspect**
- **Sun Lounge Extension**
- **Deluxe Fitted Modern Kitchen**
- **Integral Garage With Parking Forecourt & EV Point**
- **Modern Ensuite Bathroom/ Four Piece Family Bathroom**
- **Utility Room/ Furnished Cloakroom**
- **PVC Double Glazed Windows/ Oil Fired Central Heating**

PRICE Offers Over £269,950

Positioned in an established popular development within a quiet cul-de-sac enjoying an open aspect. This attractive detached modern family Home enjoys a well planned living layout incorporating three bedrooms, 3 reception, modern kitchen, utility room, family bathroom, and ensuite. The property further benefits from an integral garage with fixed EV charging point and a superb extensive rear garden that will ideally suit young families searching for a popular location close to local schools and Ballyclare Town Centre. An early viewing is advised.

ACCOMMODATION

GROUND FLOOR

Composite front door with full height double glazed side screens into:-

WELL PRESENTED SPACIOUS ENTRANCE HALL
Feature half painted panelled accent wall extending upstairs to first floor landing. Polished porcelain tiled floor extending through into kitchen and cloakroom. Open under stairs recess.

MODERN FURNISHED CLOAKROOM
Comprising button flush w.c and modern floating vanity unit with monobloc tap. Fully tiled walls with decorative border inset.

LOUNGE 16'6" x 12'6"
Approximately. Feature media wall with inset for TV (not included). Feature modern raised glass fronted electric fire. Quality laminate plank flooring.





DELUXE MODERN KITCHEN 11'6" x 10'3"
Equipped with a comprehensive range of wood effect high and low level units with contrasting work surfaces. Single drainer stainless steel sink unit with hose style mixer tap. Integrated oven with five ring gas hob. Overhead extractor fan housed in stainless steel pyramid canopy. Integrated fridge freezer. Part tiled walls in Metro brick style tile.

MODERN UTILITY ROOM 10'6" x 6'3"
Equipped with a range of high and low level modern units with contrasting work surfaces. Inlaid single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine and dishwasher. Part tiled walls and Metro brick style tile. Service door into integral garage.





DINING ROOM 11'4" x 10'3"
Quality exposed hardwood flooring. Twin doors into:-

SUN LOUNGE 12'3" x 11'3"
Tiled floor. PVC double glazed external door to paved area and garden.




FIRST FLOOR

LANDING

BEDROOM 1 13'6" x 10'4"
Built in fitted double wardrobe. Quality hardwood exposed flooring.

MODERN EN SUITE SHOWER ROOM
Comprising button flush w.c, pedestal wash hand basin with monobloc tap and quarter rounded shower cubicle. Fully tiled walls. Porcelain tiled floor.




BEDROOM 2 12'6" x 10'10"
Quality laminate strip flooring. Feature painted panelled accent wall. Open aspect to front with far reaching views extending towards countryside.

BEDROOM 3 9'6" x 8'7"
Quality laminate plank flooring. Open aspect to front with far reaching views extending towards countryside.



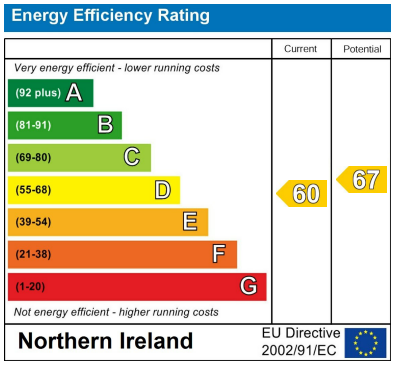

MODERN FOUR PIECE FAMILY BATHROOM
Comprising panelled bath, low flush w.c, pedestal wash hand basin and corner shower cubicle with electric shower unit. Tiled floor. Fully tiled walls.

OUTSIDE
Positioned within a quiet select cul-de-sac of 3 homes.
Driveway to side with parking forecourt. Fixed EV charging point. Large well maintained garden to front in lawn. Superb extensive garden to rear laid mostly in lawn and screened by perimeter fence and mature conifers. Private patio area perfect for summer barbecues.

INTEGRAL GARAGE 16'8" x 9'7"
With electric roller door. Power and light. Additional utility aspect to rear. Fitted high and low level storage cupboards. Plumbed for washing machine.







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

The Mortgage Shop
You Talk. We Listen.
T: 028 9318 0002
Fiona.hannah@themortgageshop.net

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