

7 Earlsfort, Ballyrobert, BT39 9AH



PRICE Offers Over £374,950

Situated in the well regarded Earlsfort Development within Ballyrobert Village, with direct frontage onto the Ballyrobert Road. This impressive double fronted, detached family home enjoys a contemporary living layout extending to 1607sqft, incorporating open plan luxury kitchen with living/ dining area, sun lounge extension, 2 spacious receptions, deluxe family bathroom and modern ensuite. Enjoying an extensive private rear garden with parking facilities for a number of vehicles, an early viewing is advised.

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BT41 4BA
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Ballyclare
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- **Impressive Detached Double Fronted Family Home**
 - **4 Bedrooms**
 - **3+ Receptions (Including Sun Lounge)**
- **Contemporary Open Plan Kitchen/Living/Dining Layout**
 - **Luxury Modern Fitted Kitchen**
 - **Superb Sun Lounge/ Modern Utility Room**
- **Four Piece Family Bathroom/Ensuite off Master/Furnished Cloakroom**
- **Extensive Site With Well Maintained Gardens/Driveway to Rear**
 - **PVC Double Glazed/Oil Fired Central Heating**
 - **Well Regarded Select Modern Development**



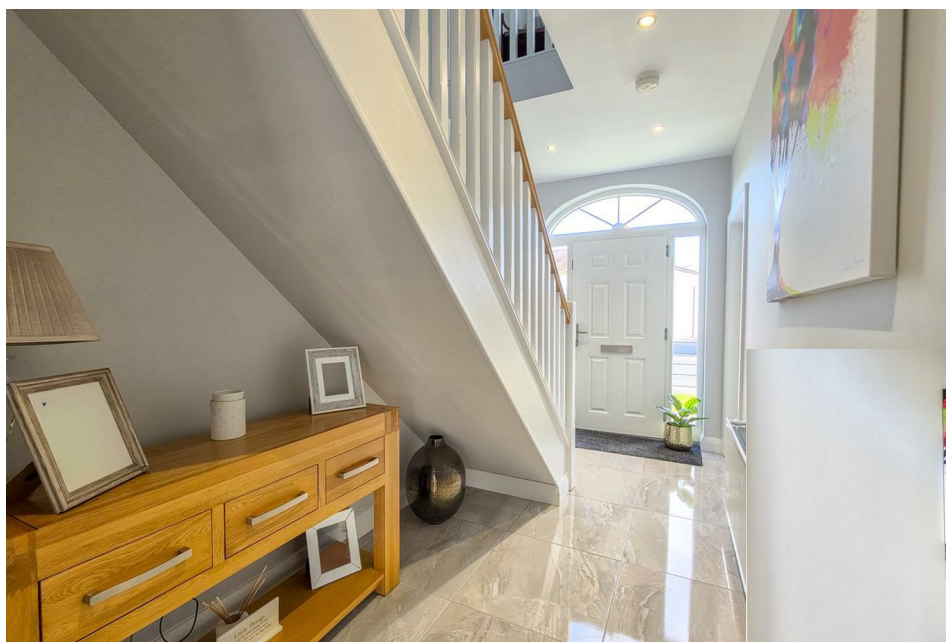
ACCOMMODATION

GROUND FLOOR

Composite front door with double glazed side screens and fan light into:-

SPACIOUS WELL PRESENTED ENTRANCE HALL

With tiled flooring.

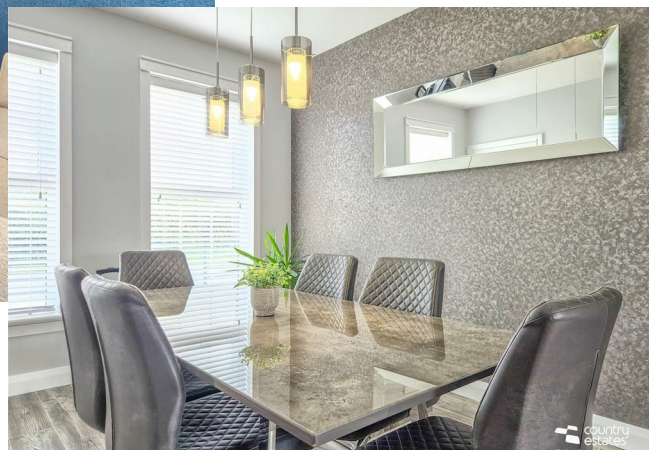


SPACIOUS LOUNGE 16'4" x 10'5"

Attractive feature inglenook style fireplace with cast iron multi-fuel stove and stone inset. Quality laminate flooring. Dual window aspect.

DINING ROOM 13'1" x 10'5"

Quality laminate flooring. Dual window aspect. Hard wood French doors open into:



OPEN PLAN KITCHEN/ LIVING/ DINING 22'3" x 13'1"

Contemporary kitchen equipped with a comprehensive range of high and low level shaker style fitted units and contrasting granite work surfaces. One and a half bowl undermount sink with chefs swan neck mixer tap. Boasting a range of integrated ovens to include twin eye level ovens, four ring hob, overhead extractor fan in stainless steel chimney with glass hood, and dish washer. Space for free standing American style Fridge Freezer. Part tiled walls in metro brick style. Recessed down lighting. Ample space for casual dining. Attractive feature inglenook style fireplace with cast iron stove. Tiled floor. Open into:



SUPERB SUN LOUNGE 12'1" x 9'10"

Tiled floor. PVC double glazed French doors to rear.



SEPARATE UTILITY 6'2" x 5'2"

Low base unit for storage with contrasting work surface. Single drainer stainless steel sink unit with monobloc tap. Plumbed for washing machine. Space for tumble dryer.

FURNISHED CLOAKROOM

Comprising wall mounted wash hand basin and a button flush WC. Tiled floor.



FIRST FLOOR

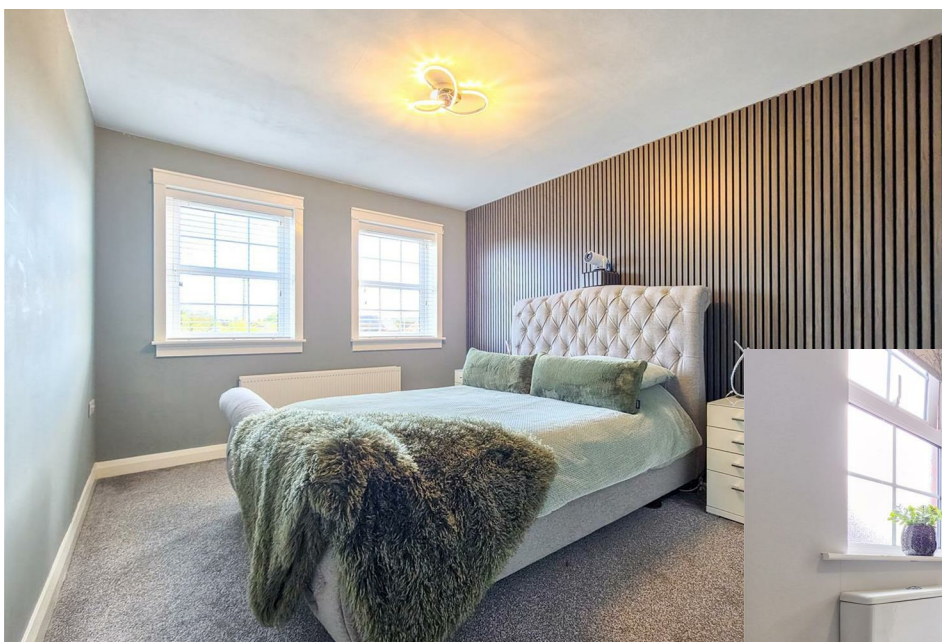
Access to roof space via Slingsby Ladder.

BEDROOM 1 13'1" x 10'5"

Dual window aspect. Feature acoustic wall panelling.

DELUXE ENSUITE

Comprising large fully tiled shower enclosure with electric shower unit, vanity wash hand basin with monobloc tap and a button flush WC. Tiled floor.



BEDROOM 2 13'1" x 10'5"

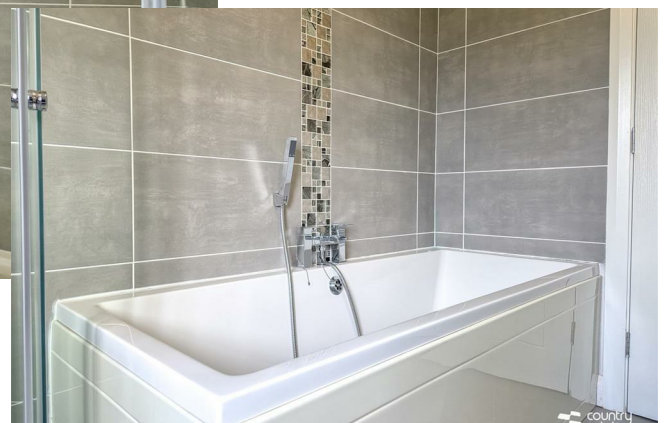
BEDROOM 3 13'1" x 8'10"

BEDROOM 4 11'1" x 8'10"



FOUR PIECE FAMILY BATHROOM SUITE

Comprising double ended panel bath with hand shower attachment, fully tiled shower enclosure with thermostatically controlled shower, vanity wash hand basin and a button flush WC. Tiled floor. Hot Press storage cupboard.



OUTSIDE

Neat well maintained lawn to front with block paved walkways. Side access via fence gate. Mature hedgerow. Extensive fully enclosed garden to rear with pebbled driveway. Ample space for a variety of vehicles. Well maintained lawn with block paved patio and walkways. Screened by perimeter fence. Garden shed for storage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

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



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 Fiona.hannah@themortgageshop.net

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