

4 The Grange, Parkgate, BT39 0JL



PRICE Offers Over £325,000

Positioned within a select cul-de-sac of 4 homes on an extensive private site extending to circa 0.25 acre. This attractive spacious detached chalet villa enjoys an adaptable living layout incorporating four bedrooms, four reception (including Sun lounge), luxury shaker kitchen, deluxe ground floor shower room and modern deluxe first floor bathroom. The Property further benefits from an integral garage with parking forecourt and there are far reaching views over the surrounding countryside. Perfectly situated within the heart of Parkgate village an early viewing is advised.

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

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

- **Superb Detached Chalet Villa**
 - **4 Bedrooms/ 4 Reception**
- **Extensive Mature Site Extending To Circa 0.25 Acre**
- **Popular Village Location/ Views Over Surrounding Countryside**
 - **Select Private Cul De Sac**
 - **Luxury Shaker Kitchen/ Utility Room**
- **Ground Floor Deluxe Shower Room/ First Floor Deluxe Bathroom**
- **Integral Garage with Large Parking Forecourt**
- **PVC Double Glazed Windows/ Oil Fired Central Heating**



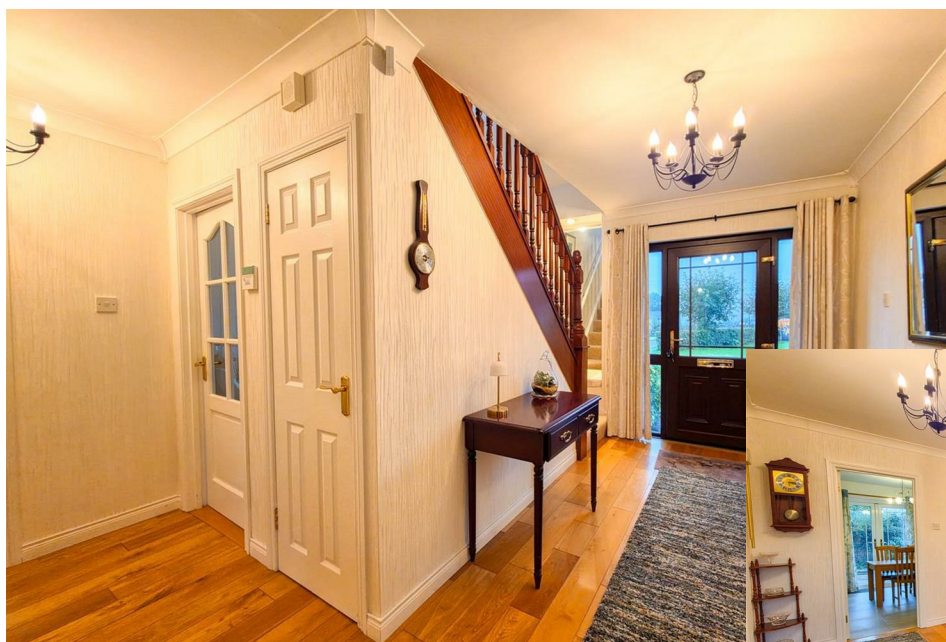
ACCOMMODATION

GROUND FLOOR

PVC double glazed front door into:-

SPACIOUS WELL PRESENTED ENTRANCE HALL

Quality hardwood exposed flooring. Understairs storage cupboard.



LOUNGE 15'3" x 12'6"

Attractive marble art deco style fireplace with marble and granite hearth. Quality laminate plank flooring. Picture style window with views over cul de sac and beyond.

DINING ROOM 12'3" x 9'3"

Twin PVC double glazed French doors opening out to patio and private gardens. Tiled floor extending through square arch into:-



LUXURY SHAKER STYLE FITTED KITCHEN 12'9" x 11'6"

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting worksurfaces. Ceramic single drainer sink unit with swan neck mixer tap. A host of integrated appliances including twin eye level ovens, microwave, four ring hob with overhead extractor fan housed in stainless steel chimney and 'Bosch' dishwasher. Glass display cabinets. Full height larder cupboard with sliding drawers. Complementary wall tiling.



UTILITY ROOM 10'3" x 9'6"

Fitted with a range of high and low level units with contrasting worksurfaces. Single drainer stainless steel sink unit. Plumbed for washing machine and space for tumble dryer. Tiled floor. Part tiled walls. PVC external door to gardens. Service door into integral garage.

BEDROOM 4 10'8" x 9'6"



FAMILY ROOM 11'4" x 12'6"

Quality effect laminate strip flooring. Twin French doors into:-

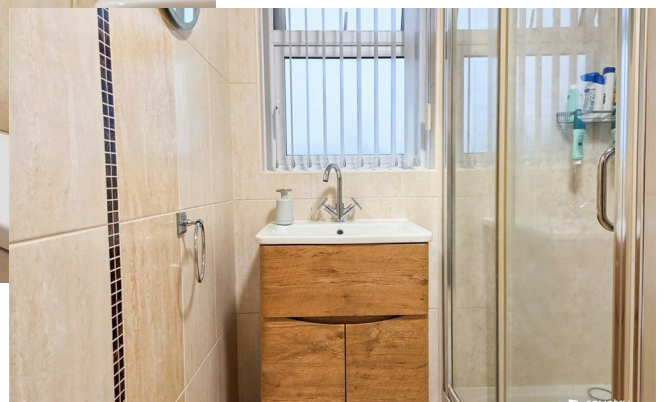
SUN LOUNGE 11'6" x 11'3"

Approximately. Twin wall facility. Tiled floor. Twin PVC double glazed French doors to gardens. Far reaching views over surrounding countryside.



DELUXE MODERN SHOWER ROOM

Comprising button flush w.c, modern vanity unit with mixer tap and large shower enclosure with electric shower unit. Complimentary wall tiling. Tiled floor. Towel radiator.



FIRST FLOOR

LANDING

Large shelved hot press with copper cylinder. Access to under eaves storage.

BEDROOM 1 12'9" x 8'7"

Bespoke fitted wall to wall mirrored sliderobes. Far reaching views over surrounding countryside and gardens. Laminate strip flooring.

BEDROOM 2 11'6" x 12'7"

Double glazed skylight.

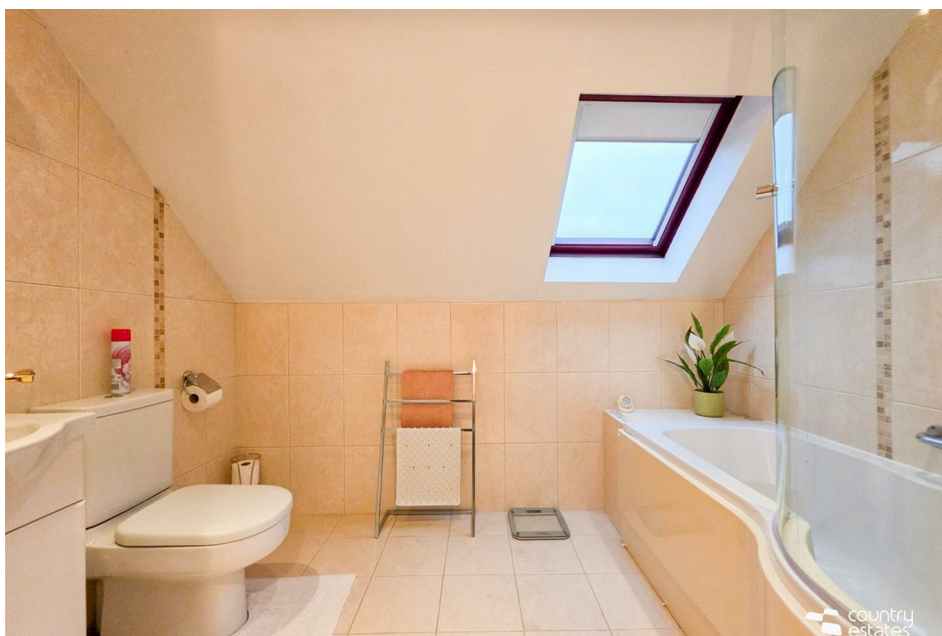
BEDROOM 3 12'3" x 10'8"

Access to undereaves storage.



MODERN DELUXE BATHROOM

Comprising button flush w.c, modern vanity unit in gloss white with mixer tap and 'P' shaped bath with curved shower screen. Telephone shower attachment and electric shower unit over. Fully tiled walls. Tiled floor. Velux window.



OUTSIDE

Extensive private site extending to circa 0.25 acre laid in well maintained lawns and stocked with variety of shrubs and plants.

Large parking forecourt to front with parking for a number of vehicles.

INTEGRAL GARAGE 18'3" x 10'3"

Up and over door. Power and light. Oil fired boiler. Range of low level storage kitchen units to rear. PVC double glazed window.





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		
(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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