



## 11 Baronsgrange Close, Comber Road, Carryduff, BT8 8GH

**Asking Price £362,500**

Baronsgrange is one of Carryduff's newest and most popular residential developments of late, with an excellent mix of properties and green space, creating a fantastic family environment!

This particular detached home, (Q4 house type with a square footage of 1470sq ft) offers spacious accommodation inside and out and comprises four well proportioned bedrooms, master with en-suite, great sized lounge and a superb kitchen dining / living along the rear of the property. The property also benefits from a downstairs W/C and white bathroom suite on first floor. In addition the property is serviced with gas fired central heating and comes complete with a mechanical extract / ventilation system and double glazing as standard.

Externally there is a driveway to the front and side with ample off street parking and a superb enclosed rear garden, perfect for the young and growing family.

All in all this is an excellent, efficient family home with nothing to do but add your own furniture!

- Recently Constructed Detached Family Home
- Master With En-Suite Shower
- Modern Fitted Kitchen / Dining / Living
- 1st Floor Bathroom Suite
- Driveway With Ample Parking
- Four Good Sized Bedrooms
- Spacious Lounge
- Downstairs w/c
- Gas Heating / Double Glazing
- Large Rear Garden Laid In Lawns

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		



Entrance



Composite front door with glazed side panels to entrance hall. Tiled flooring. Under stairs storage.



**Lounge 17'9 x 13;7 (5.41m x 3.96m;2.13m)**



(at widest points)

**Downstairs w.c**



Sink unit with mixer taps. Low flush w.c Tiled flooring. Heated chrome towel rail. Spot-lights.

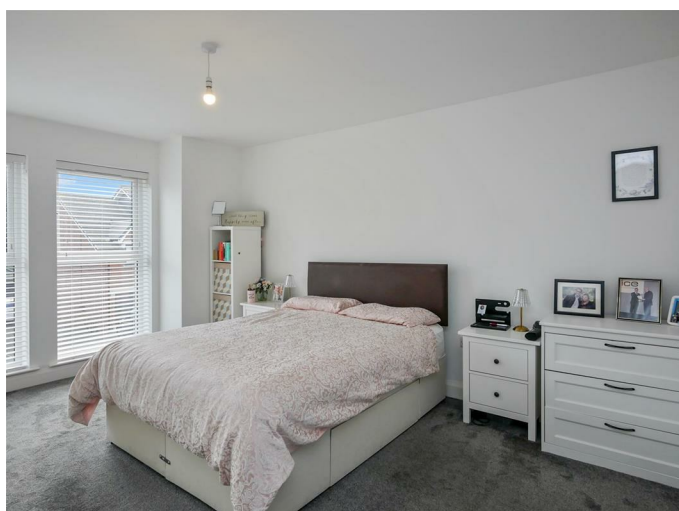
### Fitted Kitchen/Dining/Living 21'1 x 14'9 (6.43m x 4.50m)



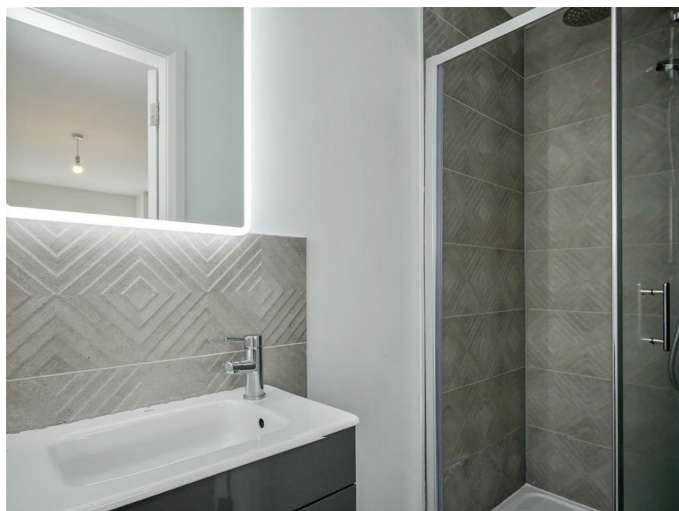
Shaker style fitted kitchen with marble effect work surfaces, single drainer 1 1/4 bowl sink unit with mixer taps, integrated fridge freezer, dishwasher, washer dryer, built in hob, stainless steel overhead extractor fan. Gas boiler. Part tiled walls. Tiled flooring. Double glazed sliding doors to patio and garden.

### First Floor

#### Bedroom One 15'9 x 12'1 (4.80m x 3.68m)



## Ensuite

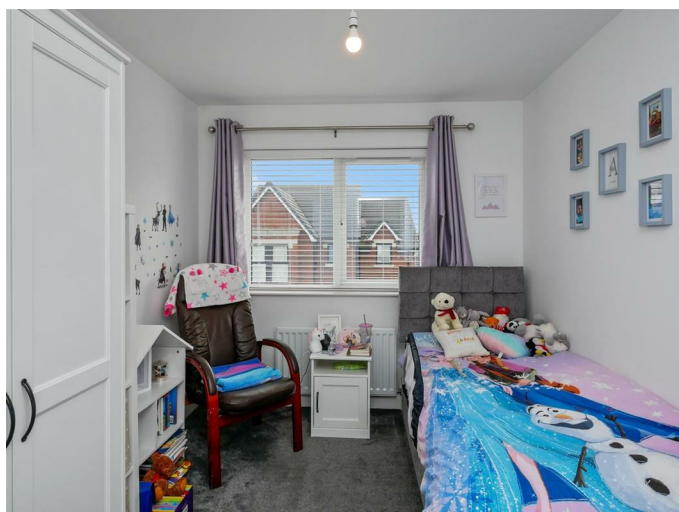


Comprising walk in shower with chrome shower unit with mixer taps, Drench head shower attachment, wash hand basin with mixer taps, low flush w.c Heated chrome towel rail. Spot-lights.

## Bedroom Two 10'9 x 10'7 (3.28m x 3.23m)



## Bedroom Three 10'4 x 8'8 (3.15m x 2.64m)



### Bedroom Four 10'6 x 9'8 (3.20m x 2.95m)



(at widest points)

### White Bathroom Suite



Comprising panelled bath with mixer taps and hand shower, wash hand basin with mixer taps, low flush w.c Part tiled walls. Tiled flooring.  
Heated chrome towel rail. Spot-lights.

### Landing

Hot press. Access to the roof space via fold down ladder.

### Outside Front

Front garden laid in lawns.  
Driveway with ample parking.

## Outside Rear



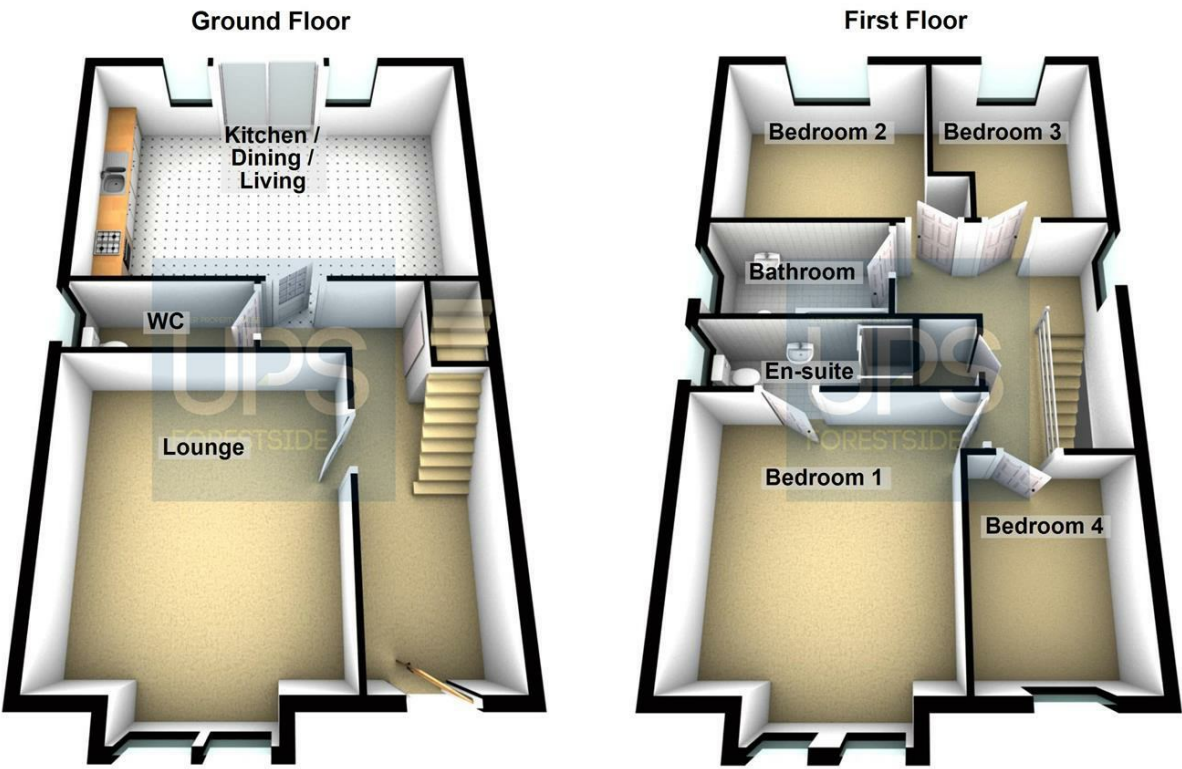
From the kitchen dining living access is provided to the patio area overlooking the rear garden laid in lawns bordered by timber fencing. With the location of this house it has a slightly bigger than average garden.

### Please Note

The house has a 10 year NHBC Buildmark warranty and insurance that is valid from 21/01/21

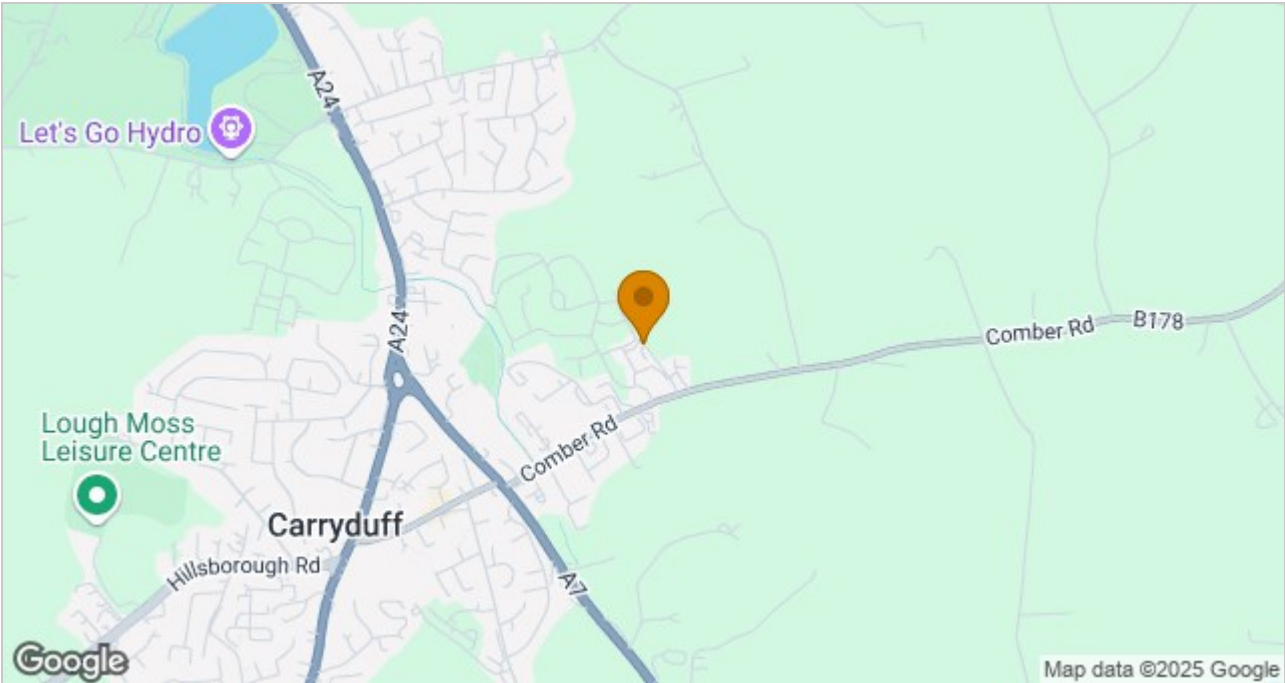


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

Area Map



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