



## 42 Brackenridge Green, Carrickfergus, BT38 8FP

- Immaculately Presented Family Detached
- Kitchen With Informal Dining Area
- Deluxe Bathroom; En Suite Shower Room
- PVC Double Glazing
- Private Driveway; Integral Garage
- Four Bedroom; Four+ Reception
- Utility Room; Furnished Cloakroom
- Gas Heating
- Gardens Front & Rear
- Convenient, Well Sought After Location

Offers Over **£309,950**

EPC Rating C



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screens. Wood laminate floor covering. Stairwell to first floor with oak handrail and balustrade. Access to under stairs store.

#### FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising vanity unit and WC. Wood laminate floor covering.

#### LOUNGE 17'11" x 12'1" (plus bay)

Box bay window to front elevation. Gas fire in marble fireplace with granite inset and matching hearth with carved timber surround. Wood laminate floor covering. Open arch leading to:

#### DINING ROOM 13'4" x 8'11"

Wood laminate floor covering.

#### FAMILY ROOM 10'7" x 9'10"

Wood laminate floor covering. Focal point, electric fire. PVC double glazed, sliding patio door to rear garden.



### SUN LOUNGE 15'5" x 11'11"

Tiled floor. PVC double glazed French doors to rear garden. Open arch leading to:

### KITCHEN WITH INFORMAL DINING AREA 12'2" x 11'0"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Separate, breakfast bar unit with solid granite work surface area. Inlaid, stainless steel sink unit. Space for range style oven with stainless steel extractor hood over. Space for American style fridge freezer. Integrated dishwasher. Glass fronted display cabinets. Splashback tiling to walls. Tiled floor.

### UTILITY ROOM 10'10" x 5'3"

Range of fitted high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit. Plumbed and space for washing machine. Space for wine fridge. Splashback tiling to wall. Wood laminate floor covering. Access to integral garage. PVC double glazed external door.

## FIRST FLOOR

### LANDING

Access to shelved store and roof space via slingsby style ladder.

### PRINCIPAL BEDROOM 18'11" x 12'0"

Wood laminate floor covering. Comprehensive range of fitted wardrobes.

### DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled, oversized shower enclosure, vanity unit and concealed cistern WC. Electric shower. Splashback tiling to sink. Chrome towel radiators. Tiled floor.

### BEDROOM 2 14'11" x 9'10"

Fitted wardrobes. Wood laminate floor covering.

### BEDROOM 3 11'3" x 8'11"

### BEDROOM 4 11'7" x 8'9" (wps)

Built in wardrobe/store.

### FULLY TILED DELUXE FAMILY BATHROOM

Contemporary, white, four piece suite comprising freestanding bath, separate, oversized shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Towel radiator.

### EXTERNAL

Generous sized, private driveway area, finished in brick pavior. Front garden finished in lawn and range of plants, trees and shrubbery. Entrance porch. External lighting. PVC soffits, fascia and rainwater goods. Fully enclosed rear garden finished in lawn and timber decking. Brick pavior service area and outside tap to side.

### INTEGRAL GARAGE 16'10" x 11'5"

Up and over door. Separate service door to utility room. Power and light.





## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

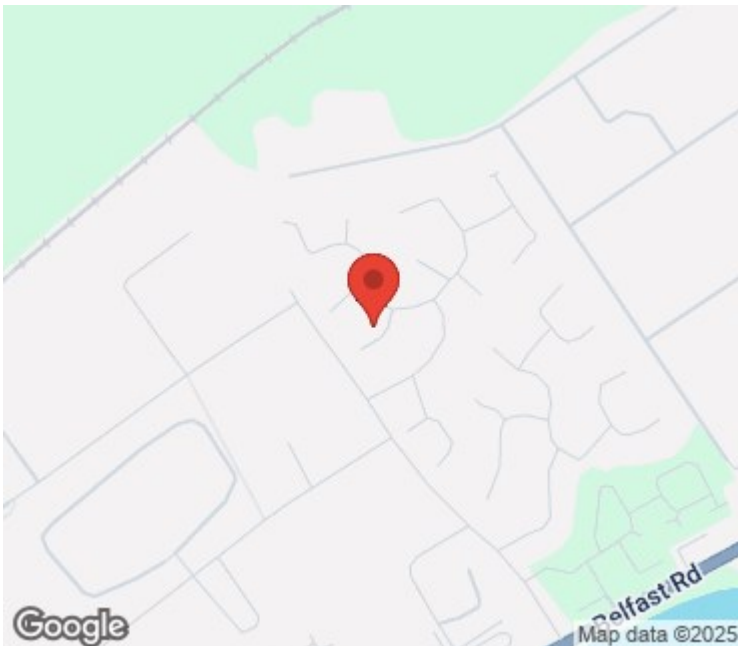
*Immaculately presented, four bedroom/four+ reception, detached family home, situated within the well sought after Brackenridge development, Belfast Road, Carrickfergus.*

*The property comprises entrance hall, furnished cloakroom, lounge, dining room, family room, sun lounge, kitchen with informal dining area, utility room, four well proportioned bedrooms, to include principal en suite, and separate, deluxe family bathroom, with contemporary, white sanitary ware.*

*Externally, the property enjoys generous sized private driveway, integral garage, and gardens front and rear, finished in lawn, timber decking and brick pavior.*

*Other attributes include gas heating, PVC double glazing, and convenient location.*

*Early viewing highly recommended to avoid disappointment.*



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>74</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		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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Shortlisted The Negotiator Awards 2019

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