

5 Readers Lane, Ballyclare, BT39 9BL



PRICE Offers Around £299,950

Positioned on a prime private site within a quiet cul de sac enjoying an open aspect and situated within the highly regarded Readers Development. This attractive double fronted detached family home enjoys a well planned layout, boasting a contemporary open plan kitchen/ living/ dining layout with separate utility, luxury family bathroom and modern en suite. Externally there is a private enclosed garden and a detached garage. With a high level of interest anticipated an early viewing is highly recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

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

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

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

- **Double Fronted Detached Family Home**
 - **Four Bedrooms Master With En Suite**
 - **2 + Receptions**
 - **Private Cul De Sac Position With Open Aspect**
 - **Luxury Open Plan Kitchen/ Living/ Dining Layout**
 - **Modern De Luxe Family Bathroom**
 - **Shaker Style Utility Room / Furnished Cloakroom**
 - **Detached Garage With Private Driveway**
 - **Highly Regarded Established Development**
 - **Gas Central Heating; PVC Double Glazing**



ACCOMODATION

GROUND FLOOR

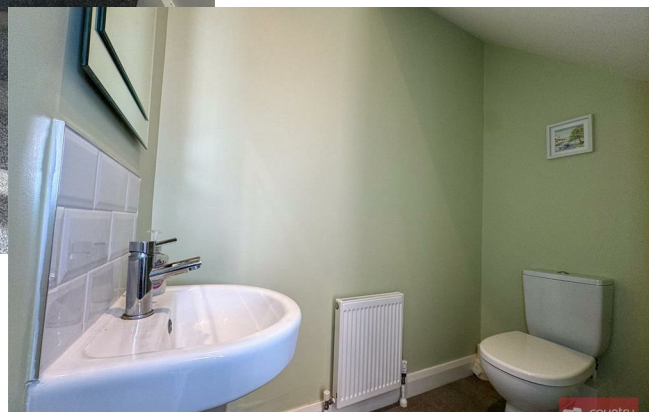
Composite front door into:-

ENTRANCE HALL

Stairwell to first floor. Tiled floor extending into open plan kitchen/ living/ dining.

FURNISHED CLOAKROOM

Modern fitted two piece suite comprising semi-pedestal wash hand basin and w.c. Tiled floor.



LOUNGE 17'3" x 10'6"

Into bay window. Feature wall mounted inset wood burning stove. Recessed spotlights.



OPEN PLAN KITCHEN/ LIVING/ DINING 28'3" x 17'6"

At widest points. Bay window. Equipped with a comprehensive range of modern shaker style high and low level units with contrasting work surfaces and matching upstands. A host of integrated appliances including eye level microwave, oven, 4 ring gas hob with stainless steel extractor canopy over and dishwasher. Stainless steel sink unit with drainer bay. Tiled floor. Double glazed doors onto rear garden and paved patio.



UTILITY ROOM 10'6" x 5'1"

Matching low level fitted shaker style units with contrasting work surfaces with upstands. Single drainer stainless steel sink unit with mixer tap. Space for freestanding washing machine and tumble dryer. PVC back door leading to rear garden and paved patio.



FIRST FLOOR

LANDING

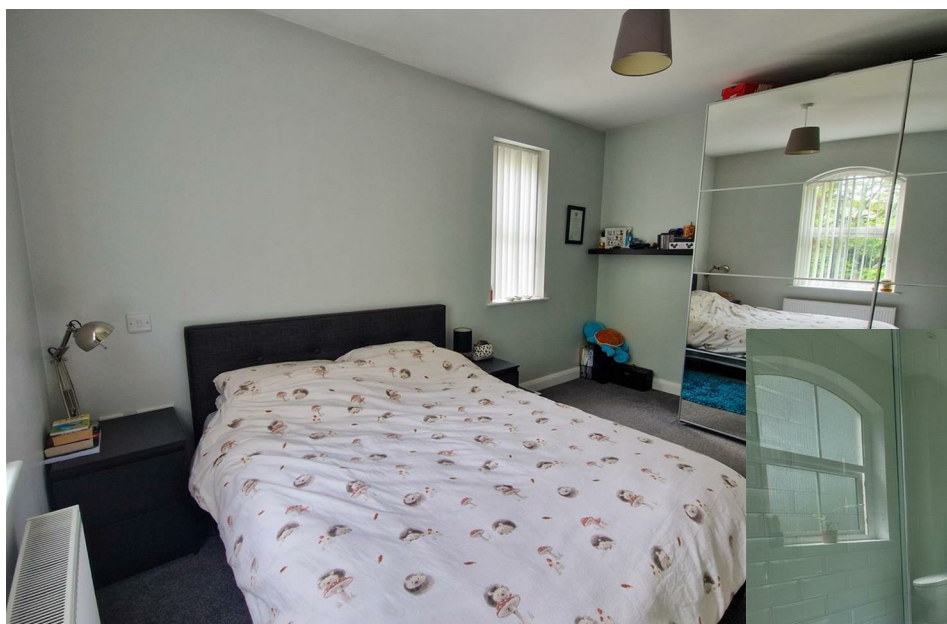
Access to hot press.

BEDROOM 1 13'9" x 13'6"

At widest points.

MODERN ENSUITE

Comprising push button flush WC, floating fitted vanity unit with mixer tap and tiled splashback and spacious shower enclosure with thermostatically controlled shower. Part tiled walls. Tiled floor. Recessed spotlights.



BEDROOM 2 11'8" x 10'6"

At widest points.

BEDROOM 3 10'9" x 9'6"



BEDROOM 4 9'4" x 7'2"



DELUXE FAMILY BATHROOM

Modern fitted four piece suite comprising panelled bath, enclosed shower cubicle with thermostatically controlled shower, floating vanity unit with mixer tap and push button w.c. Chrome towel radiator. Part tiled walls and tiled floor.



DETACHED GARAGE 17'9" x 9'8"

Power and light. Roller shutter door.

OUTSIDE

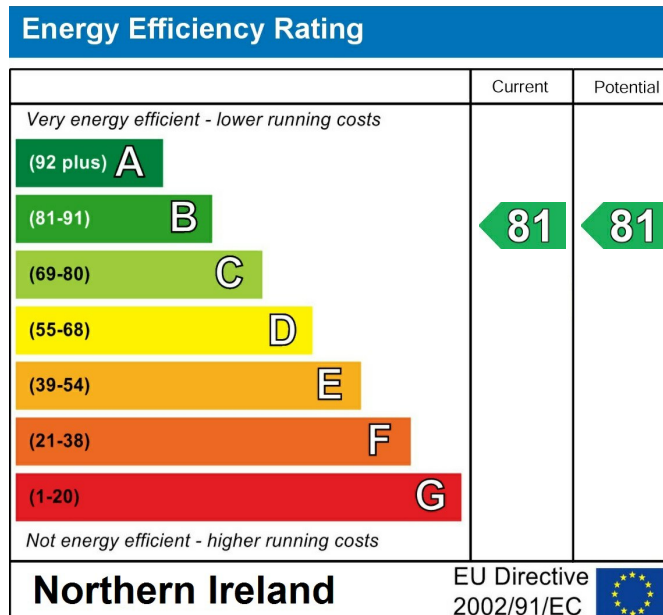
Front garden finished in lawn.

Private driveway finished in tarmac with ample parking for a variety of vehicles leading to detached garage.

Private enclosed rear garden finished in lawn with paved patio area. Screened by perimeter fence.

Outside tap and light.





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



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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