



63 Ferrard Grange, Antrim,
County Antrim, BT41 4FU

**Offers in the region of:
£305,000**

 **Reeds Rains**

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Offers in the region of: £305,000

Council Tax Band:
EPC Rating: B

Viewing Strictly By Appointment!

Description

Reeds Rains are delighted to present for sale this well presented detached home located in the ever popular Ferrard Grange development, Antrim. This property has been finished to exacting standards by the current owner and would make the ideal family home. The property itself comprises lounge, recently installed modern kitchen with a range of high end appliances, utility room and an extended sunroom complete the ground floor. The first floor has four bedrooms (master with ensuite) and stylish bathroom. Further features include gas heating, double glazing and ample off street parking. Number 63 Ferrard Grange boasts a superb garden to the rear with generous patio. Homes in Ferrard Grange are in huge demand and early viewing is recommended to avoid disappointment!

Entrance Hall

Welcoming entrance hall complete with tiled flooring. Wired for Intruder alarm. Open under stair storage.

Downstairs WC

Low flush W/C and half pedestal wall mounted wash hand basin. Tiled splash back. Fully tiled floor.

Lounge

15'5" x 13'1" (4.7m x 4m)
Naturally bright and spacious lounge complete with carpeted flooring. Wall mounted electric fire.

Kitchen With Dining Area Open To:

21'8" x 12'5" (6.6m x 3.78m)
Excellent range of high and low level units with matching worktop surfaces. Stainless steel drainer unit and sink. Integrated fridge freezer and washing machine. Built in touch point hob and oven with extractor fan overhead. Tiled splashback areas. Recessed spotlights. Open plan to ample casual dining / family area.

Utility Room

11'8" x 5'11" (3.56m x 1.8m)
Range of low level units with matching work surfaces. Single drainer stainless steel sink unit and mixer taps. Plumbed for washing machine. Space for dryer. Concealed wall mounted gas boiler. Fully tiled floor. PVC double glazed door to rear. Extractor fan.

Sunroom

10' x 8'6" (3.05m x 2.6m)
Open plan access just off family area. Views to rear garden. Tiled flooring and spotlights. Double doors to rear patio.

Stairs To First Floor Landing

Access to loft. Single radiator. Built in linen cupboard.

Master Bedroom

13'1" x 9'10" (4m x 3m)
Complete with wooden laminate flooring.

Ensuite Shower Room

Modern white suite comprising push button low flush W/C and half pedestal wash hand basin. Fully tiled shower cubicle with thermostatic shower unit. Low voltage down lights. Fully tiled floor and tiled splashback areas. Extractor fan.

Bedroom Two

10'2" x 8'10" (3.1m x 2.7m)
Complete with carpeted flooring.

Bedroom Three

12'5" x 10'6" (3.78m x 3.2m)
Complete with carpeted flooring.

Bedroom Four

12'9" x 7'2" (3.89m x 2.18m)
Complete with carpeted flooring.

Family Bathroom

Modern white suite comprising panelled bath with mixer taps. Tiled splash back. Push

button low flush W/C and half pedestal wash hand basin with mixer taps. Tiled splash back. Fully tiled shower cubicle with thermostatic shower unit and sliding cubicle doors. Fully tiled floor. Low voltage down lights. Extractor fan.

Externally

Garden to front in neat lawn.

Off Street Parking

Tarmac drive to side with off street parking for multiple vehicles. Timber pedestrian gate to:

Enclosed Rear Garden

Generous lawned garden to the rear of the property. Double doors via the sunroom to paved patio. Gated access to the side of the property. Outside tap and light.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor,



For full EPC please contact the branch.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.