



3 Bramble Grange, Newtownabbey, BT37 0XH

Offers Over £429,950

- Extended red brick detached residence in popular residential area
- 3 Reception rooms
- Modern white bathroom suite
- Oil fired central heating
- Downstairs office and study ideal for working from home
- 5 Bedrooms (2 ensuite shower rooms)
- Modern fitted kitchen open plan to sunroom
- Double glazing
- Utility room & Garage
- Very well presented throughout

3 Bramble Grange, Newtownabbey BT37 0XH

Located in the highly sought-after Brambles development, this impressive detached red-bricked residence enjoys a prime position within a quiet cul-de-sac and is rare to come up for sale in Bramble Grange. Benefiting from two thoughtfully designed extensions, the property offers spacious and flexible accommodation ideal for modern family living. At the heart of the home is a stunning contemporary kitchen, open plan to a casual lounge and dining area – perfect for everyday living and entertaining alike. The property boasts five well-proportioned bedrooms, including a master with ensuite shower room and a convenient 'Jack and Jill' ensuite serving two additional bedrooms. Finished to a high standard throughout, this home blends practicality with stylish comfort. With generous living space both inside and out, and a peaceful yet convenient location, this is a rare opportunity to acquire a substantial family home in a well-established neighbourhood.



Council Tax Band:



GROUND FLOOR

RECEPTION HALL

Ceramic tiled flooring, oak staircase, understairs storage

LOUNGE

20'4" x 12'1"

Feature fireplace with marble inset, double doors to dining room.

DINING ROOM

11'11" x 9'9"

Solid wood flooring, patio doors to rear

FAMILY ROOM

12'7" x 9'4"

Laminate wood flooring, open fire.

KITCHEN

24'6" x 19'10"

Luxury fitted kitchen with range of high and low level units, round edge worksurfaces, space for Range cooker, extractor fan, island unit with Belfast sink with mixer tap and solid wood worksurfaces, built in dishwasher, built in fridge and freezer, ceramic tiled flooring, downlighters, dresser.

Casual lounge/ dining area with French doors to rear.

UTILITY ROOM

13'0" x 4'10"

Range of units, stainless steel sink unit with mixer tap and vegetable sink, plumbed for washing machine, space for tumble dryer, downlighters, ceramic tiled flooring, uPVC door to side, door to garage.

GARAGE

18'6" x 9'10"

Oil fired boiler, up and over door, light and power

REAR HALL

Ceramic tiled flooring

CLOAKS

Low flush W/C, pedestal wash hand basin, ceramic tiled flooring

STUDY

11'4" x 8'6"

OFFICE

9'9" x 8'10"

Door to rear

FIRST FLOOR

LANDING

Walk in hot press, study area

BEDROOM (1)

19'4" x 17'6"

Downlighters, built in wardrobe

DRESSING ROOM

8'6" x 7'2"

Laminate wood flooring, built in wardrobes, access to roofspace

ENSUITE

Low flush W/C, large shower unit with rain shower, large sink with mixer tap, heated towel rail, ceramic tiled flooring, downlighters

BEDROOM (2)

12'5" x 12'0"

Laminate wood flooring, built in wardrobe

'JACK AND JILL' ENSUITE

Low flush W/c, vanity unit with mixer tap, corner glazed shower unit with controlled shower and rain shower, downlighters, extractor fan

BEDROOM (3)

12'0" x 9'9"

Laminate wood flooring (shared ensuite)

BEDROOM (4)

9'9" x 9'8"

Built in wardrobes

BEDROOM (5)

9'3" x 8'10"

Laminate wood flooring

BATHROOM

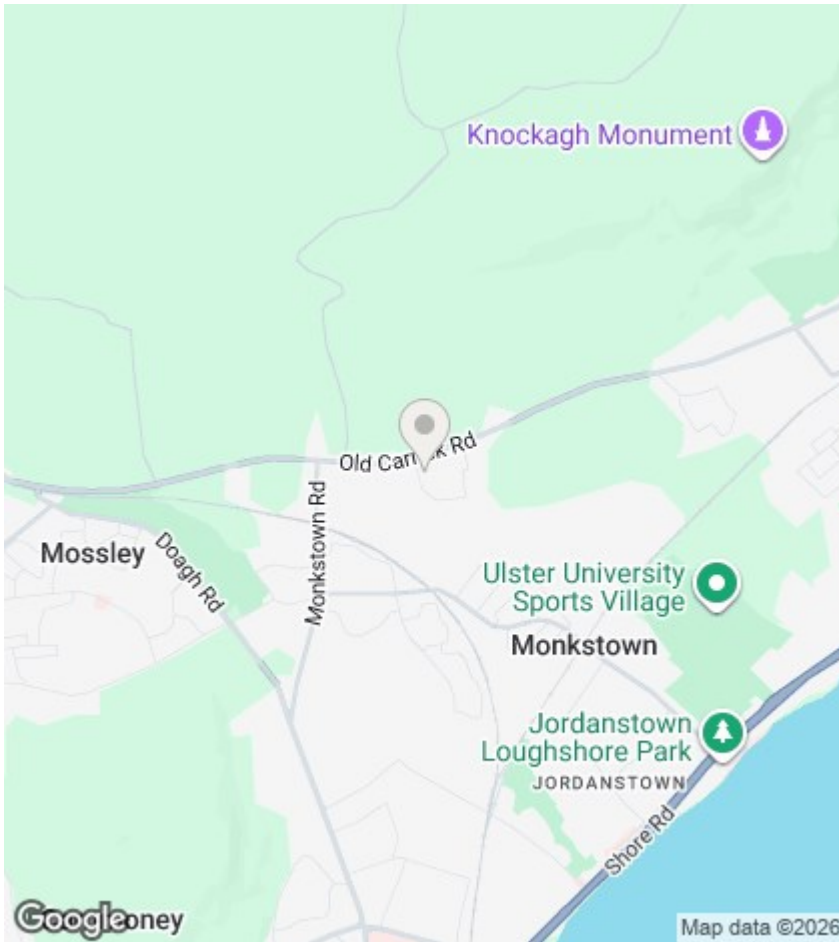
Modern white bathroom suite, low flush W/C, vanity unit sink with mixer tap, panelled bath with mixer tap, corner glazed shower unit with electric shower, uPVC tiling, heated towel rail, downlighters

OUTSIDE

Front in paver driveway, lawn, mature plants and shrubs

Side in lawn, plants and trees

Rear in lawn, paved patio area, plants, trees and shrubs, water feature



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

E

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		50	57
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

First Floor

