

## 10 Dorchester Drive, Newtownabbey, BT36 5WP



### PRICE Offers Over £329,950

*Situated on an extensive mature private landscaped site enjoying an open aspect within a well regarded established development. This superb spacious 5 bedroom detached family home enjoys a high internal specification and finish throughout and will interest the buyer searching for a home with a turnkey style feel that is perfectly positioned close to local schools, shops and public transport. With easy access to Sandyknowes roundabout, Belfast City Centre is within a 10 minute commute. Externally the property benefits from a hard landscaped rear garden that is an excellent space for evening entertaining plus a cabin/ garden room 'The Sign Writers Arms' that is the ultimate man cave! An early viewing is recommended.*

**>Sales >New Homes >Commercial >Rentals >Mortgages**

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

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

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



- **Superb Detached Family Home**
  - **5 Bedrooms/ 1+ Receptions**
- **Highly Regarded Established Development**
- **Contemporary Open Plan Kitchen/ Living/ Dining Layout**
  - **Luxury Shaker Kitchen With Centre Island**
  - **Luxurious 4 Piece Family Bathroom**
  - **Deluxe En Suite Shower Room**
- **PVC Double Glazed Windows/ Gas Central Heating**
  - **Integral Garage With Brick Paved Driveway**
  - **Cabin/ Garden Room Perfect For Entertaining**





## ACCOMMODATION

### GROUND FLOOR

PVC double glazed front door with double glazed side screens into:

#### BEAUTIFULLY PRESENTED SPACIOUS ENTRANCE HALL

Fitted twin understair storage cupboards. Quality Herringbone style laminate flooring extending through to living / kitchen / dining area.

#### FURNISHED MODERN CLOAKROOM

Comprising button flush w.c and vanity unit with gold coloured monobloc tap.

Twin doors with frosted glass into:



#### LOUNGE 17'8" x 15'3"

Feature exposed brick accent wall with wall mounted modern electric fire. Bespoke fitted twin storage bays. Feature panelled walls. Quality solid Walnut flooring.





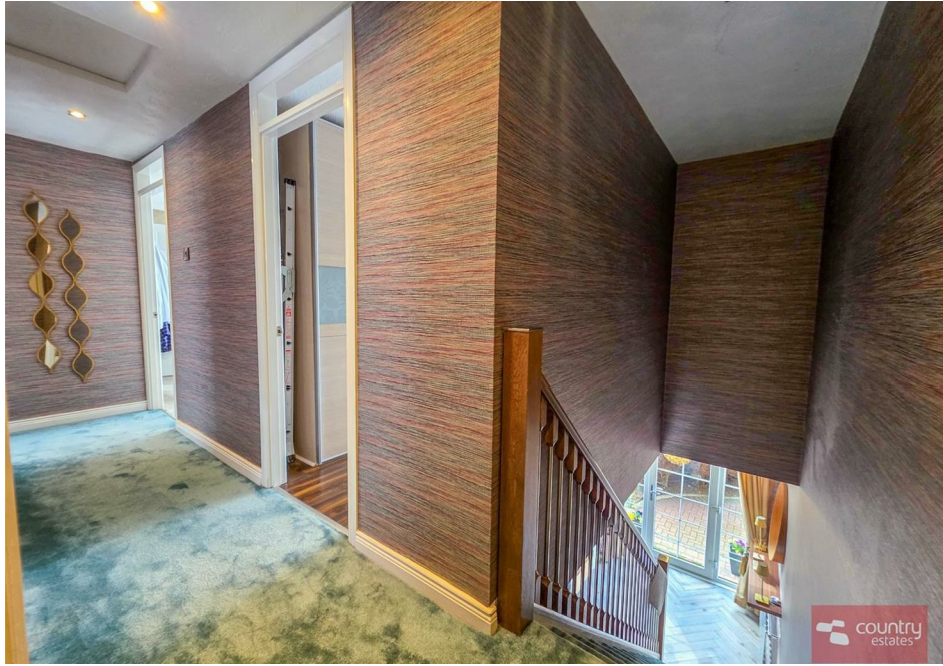
## OPEN PLAN LIVING/KITCHEN/DINING AREA 33'7" x 12'7"

At max. Incorporating a luxury shaker fitted kitchen in Oxford blue finish with contemporary contrasting granite worksurfaces. Equipped with a comprehensive range of high and low level fitted units. Integrated eye level oven with separate 4 ring hob and modern angled extractor hood. Integrated fridge / freezer. Fixed centre island with contrasting granite work surfaces and inlaid stainless steel sink unit with mixer tap. Plumbed for washing machine and dishwasher. Casual living/ dining area. Full height double width sliding double glazed patio doors with fixed full height picture window.





## FIRST FLOOR



### BEDROOM 1 13'6" x 11'6"

Enjoying open aspect.

### DELUXE MODERN EN SUITE

Comprising button flush w.c, floating gloss vanity unit with monobloc tap, shower enclosure with rain style shower and hand held shower attachment. Fully tiled walls and porcelain tiled floors. PVC panelled ceiling.



### BEDROOM 2 15'7" x 10'6"

At max. Walnut effect laminate flooring. Presently used as dressing room.

### BEDROOM 3 11'6" x 9'6"

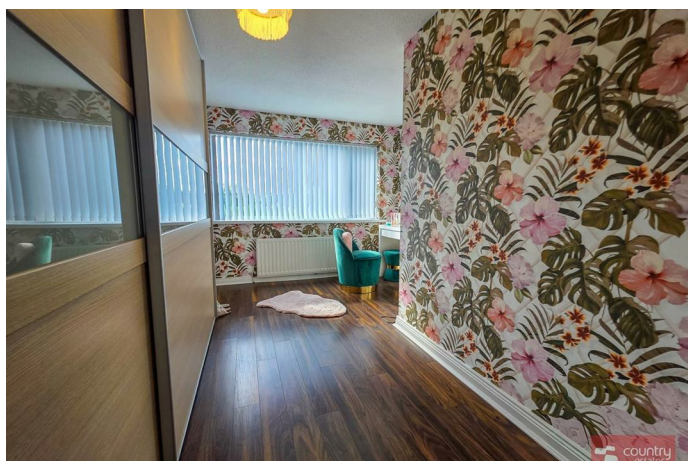
### BEDROOM 4 9'3" x 9'3"

Walnut effect laminate flooring. Presently used as luggage room.



## BEDROOM 5 18'4" x 8'3"

At max.



## LUXURY 4 PIECE FAMILY BATHROOM

Comprising modern freestanding bath, button flush w.c, modern gloss vanity unit with monobloc tap and shower enclosure with drench style shower and hand held shower attachment. Tiled floor. Fully tiled walls.





## OUTSIDE

Neat well maintained garden to front in lawn. Brick paved driveway to side with parking forecourt suitable for a number of vehicles.

Large private landscaped garden to rear screened by perimeter fence with twin composite decking areas and extensive paved patio/ terrace area. Low maintenance artificial grass.

Private enclosed garden to side screened by fence and laid in lawn.




## GARDEN ROOM/ CABIN 18'6" x 9'6"

At max. Twin PVC double glazed doors. Perfect for entertaining with fixed bar area. Half painted panelled walls.

## INTEGRAL GARAGE 13'6" x 8'8"

Up and over doors. Power and light. External door to driveway.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <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>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.