

GERARD MCCLINTON  
ESTATE AGENT



1 Neills Lane, Carrickfergus, BT38 8UD

Offers in the region of £795,000







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# 1 Neills Lane

## Carrickfergus, BT38 8UD

- Bespoke Newly Constructed Residence on Exclusive Private Lane With Electric Gates
- Bedroom Two with En Suite & Bedrooms Four & Five with Walk in Robes & Jack & Jill En Suite
- Stunning 38 ft kitchen, dining & family area featuring Dekton worktops, solid wood cabinetry, central island, and appliances.
- Three-Zone Gas Central Heating & Contemporary Black Upvc Double Glazing
- Decking to Rear Overlooking the Newly Laid 65m x 60m lawn & Multiple Trees Newly Planted in the Rear Garden to Offer Further Privacy
- 6 Bedrooms - Master Suite With Walk In Luxurious Dressing Rooms & En Suite
- Two elegant sitting rooms, including one with bespoke Crittall-style doors opening onto the kitchen/family space.
- Separate Laundry / Utility Room & Ground Floor Bathroom
- Gated Entrance, Compacted Granite Driveway With Ample Parking For Multiple Vehicles
- Option For Garage or Garden Room

Located on an exclusive private lane off the extremely desirable Shore Road, which is without a doubt one of NIs most sought after locations, just 150 from the sea, this approx 3000sqft, newly constructed & architecturally designed residence is a bespoke, premium family home has been created with the finest craftsmanship, that you won't want to miss out on.

The impressive 0.3 acre landscaped site is entered through electric gates, a compacted granite driveway offers ample parking for those with multiple vehicles, boats, motorhomes etc and tucked behind newly planted laurel hedging. Offering security and privacy.

The property boasts six sumptuously appointed bedrooms in total, two with views over Belfast Lough. Finished to the highest standard and designed for both elegance and comfort, the master suite features a luxurious walk-in dressing room and bespoke en-suite bathroom, bedroom two benefits from an en-suite shower room while two additional bedrooms share a Jack and Jill style en-suite with designer walk-in robes.

On the ground floor, two of the six bedrooms are located, a modern, luxurious family bathroom suite, a formal sitting room, and a second living space with bespoke Crittall-style doors flow effortlessly into a magnificent 38ft kitchen, dining and family area.

The kitchen is nothing short of spectacular, finished with premium Dekton by Cosentino worktops, handcrafted solid wooden cabinetry, a grand central island that seats 6, a full complement of appliances, and a carbon black sink with dedicated filtered water tap. A laundry/utility room adds practical elegance, while three-zone gas heating ensures comfort throughout.

Outside, the home's grandeur continues with a composite deck overlooking a 65m x 60m, newly laid rear lawn, creating the perfect stage for outdoor entertaining or tranquil family moments. Privacy to the rear is by way of multiple newly planted trees which in bloom will offer further privacy.



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### Entrance Hall

**Sitting Room** 15'11" x 12'8" (4.86m x 3.87m)

**Reception 2 / Snug** 12'10 x 12'10 (3.91m x 3.91m)

**Kitchen / Dining & Family Room**  
38'1" x 12'5" (11.62m x 3.8m)

**Utility Room** 10'2 x 6'6 (3.10m x 1.98m)

**Plant Room / Storage** 6'6 x 5'5 (1.98m x 1.65m)

**Ground Floor Bathroom** 12'5 x 6'9 (3.78m x 2.06m)

**Bedroom 5** 15'10 x 9'5 (4.83m x 2.87m)

**Bedroom 6** 12'5 x 10 (3.78m x 3.05m)

### First Floor Landing

**Primary Suite (Bedroom 1)** 17'8 x 14'2 (5.38m x 4.32m)

**Dressing Room** 9 x 6'95 (2.74m x 1.83m)



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<b>En Suite</b>	9 x 6'5 (2.74m x 1.96m)
<b>Bedroom 2</b>	17'4 x 12'7 (5.28m x 3.84m)
<b>En Suite</b>	8'75 x 7 (2.44m x 2.13m)
<b>Bedroom 3</b>	17'7 x 12'7 (5.36m x 3.84m)
<b>Jack &amp; Jill En Suite</b>	8'75 x 6'10 (2.44m x 2.08m)
<b>Bedroom 4</b>	17'4 x 12'7 (5.28m x 3.84m)
<b>Outside</b>	

## Directions



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Floor Plans



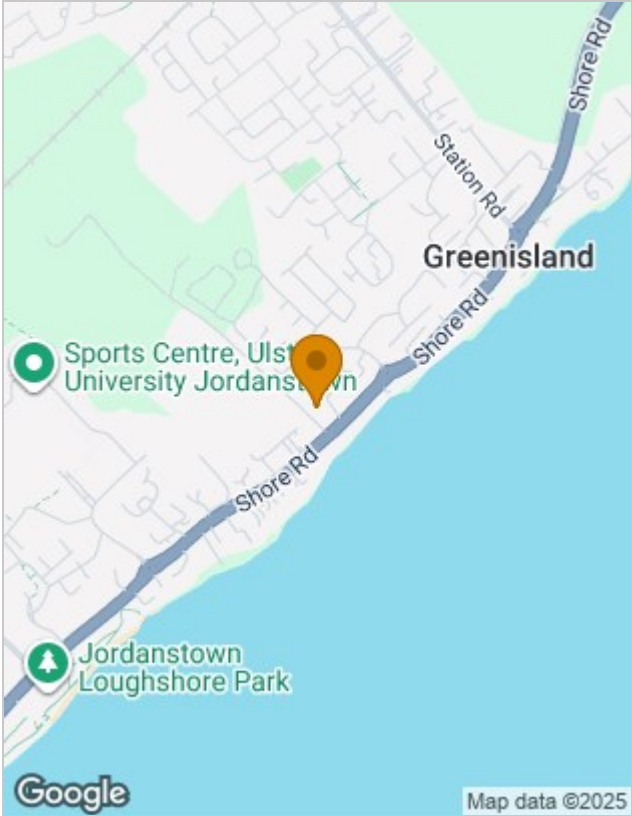
Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

