

50 Rossburn Manor, Connor, BT42 3RB



PRICE Offers Over £249,950

Situated within a popular modern established development and positioned on a prime private site enjoying an open aspect with far reaching rural views over the surrounding countryside. This spacious 4 bedroom detached family home enjoys a well planned layout incorporating 2 receptions, modern kitchen, deluxe contemporary bathroom & luxury ensuite. Externally there is an extensive brick paved driveway, detached garage and a low maintenance hard landscaped rear garden. A perfect property for the family searching for a detached home at a realistic price.

> 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

- **Modern Detached Family Home**
- **4 Bedrooms/ 2 Reception Rooms**
- **Prime Private Site With Open Aspect**
- **Far Reaching Views Over Countryside**
- **Luxury Contemporary Family Bathroom/ Luxury Contemporary En Suite**
- **Detached Garage With Brick Paved Driveway**
 - **Modern Fitted Kitchen**
- **PVC Double Glazed Windows, Fascias And Doors/ Oil Fired Central Heating**
 - **Furnished Ground Floor Cloakroom**
- **Popular Established Modern Development**



ACCOMMODATION

GROUND FLOOR

OPEN COVERED ENTRANCE PORCH

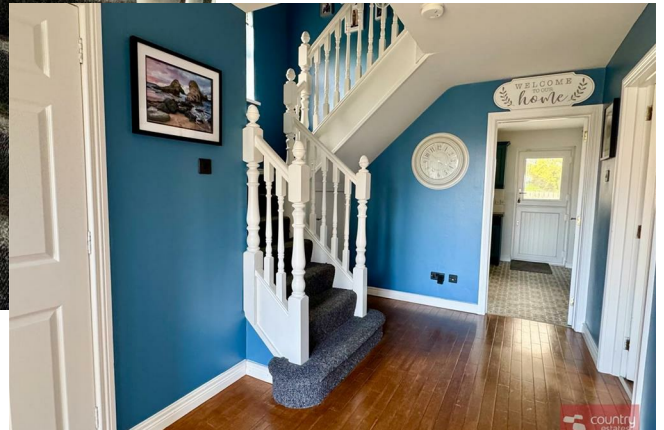
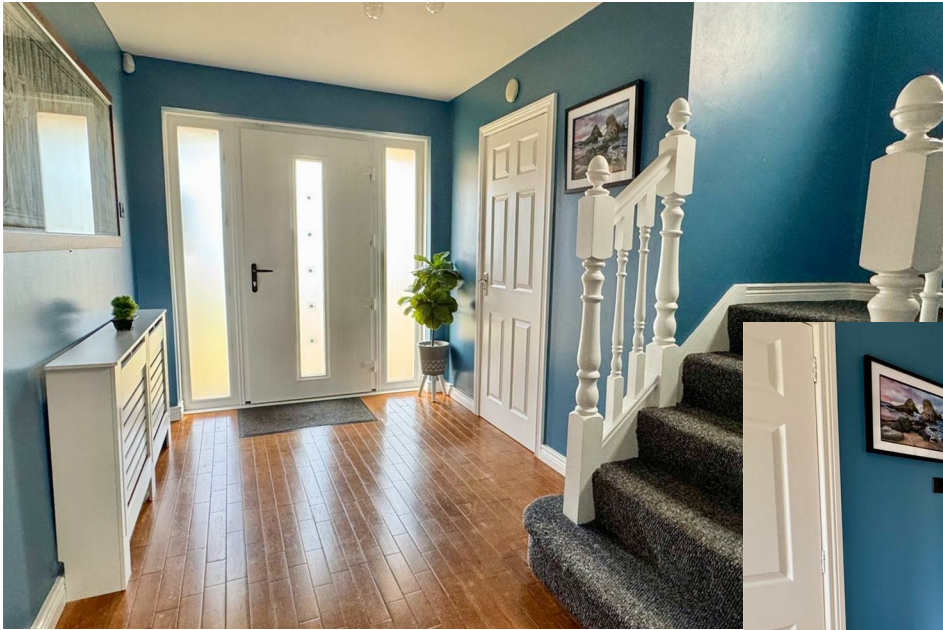
Composite front door with full height triple glazed side screens into:-

WELL PRESENTED RECEPTION STYLE ENTRANCE HALL 15'9" x 8'4"

Approx. Quality Hardwood exposed flooring. Fitted understairs storage cupboard.

FURNISHED CLOAKROOM

Comprising button flush w.c and pedestal wash hand basin with tiled splashback.



LOUNGE 19'7" x 12'6"

Into bay window Attractive. Period Style fireplace with tiled slate inset with matching hearth and painted wooden surround. Quality walnut effect laminate plank flooring.



MODERN FITTED KITCHEN 12'3" x 11'3"

Equipped with a comprehensive range of high and low level fitted units with contrasting work services coordinating colour coded Franke single drainer sink unit with mono block tap. Space for freestanding cooker recessed overhead extractor fan housed in matching canopy. Glass display cabinet. Breakfast bar style return. Integrated dishwasher and fridge. PVC double glazed stable door to hard landscaped rear garden.



DINING/ FAMILY ROOM 11'4" x 10'6"

Quality walnut effect laminate plank flooring. Twin PVC double glazed French doors to rear garden.



FIRST FLOOR

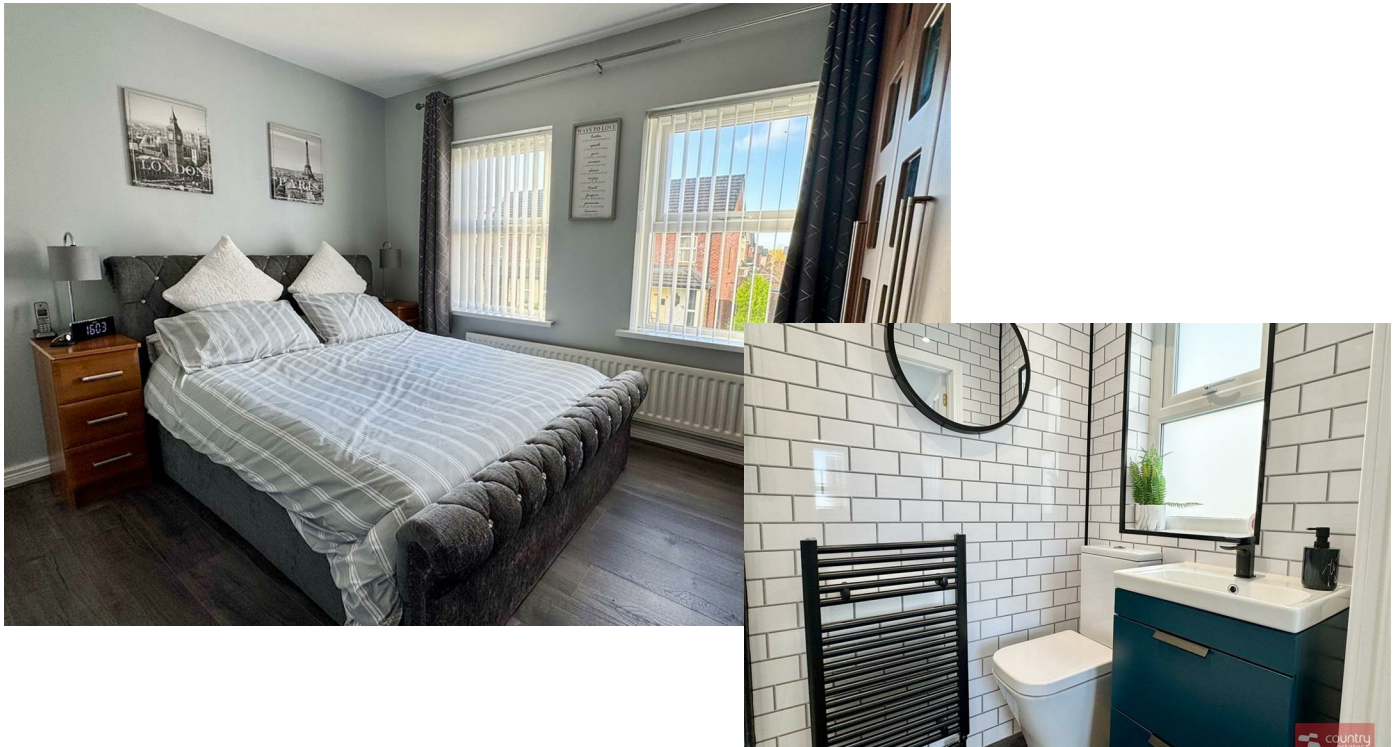
Roof space partially floored with lighting.

BEDROOM 1 10'4" x 12'3"

At max. dual window aspect. Bespoke range of modern built-in fitted wardrobes with integrated top and bottom hanging space. Quality Grey coloured laminate plank flooring.

DELUXE EN SUITE

Comprising button flush wc, modern vanity unit with monobloc tap and large shower enclosure with electric shower unit. Tile effect PVC panelled walls. PVC panelled ceiling with recessed low voltage lighting.



BEDROOM 2 10'7" x 10'9"

Approx. Enjoying far reaching rural views over surrounding open countryside . Bespoke fitted modern three bay sliderobe with mirrored centre with integrated box shelving and hanging space. Quality Grey coloured laminate plank flooring.

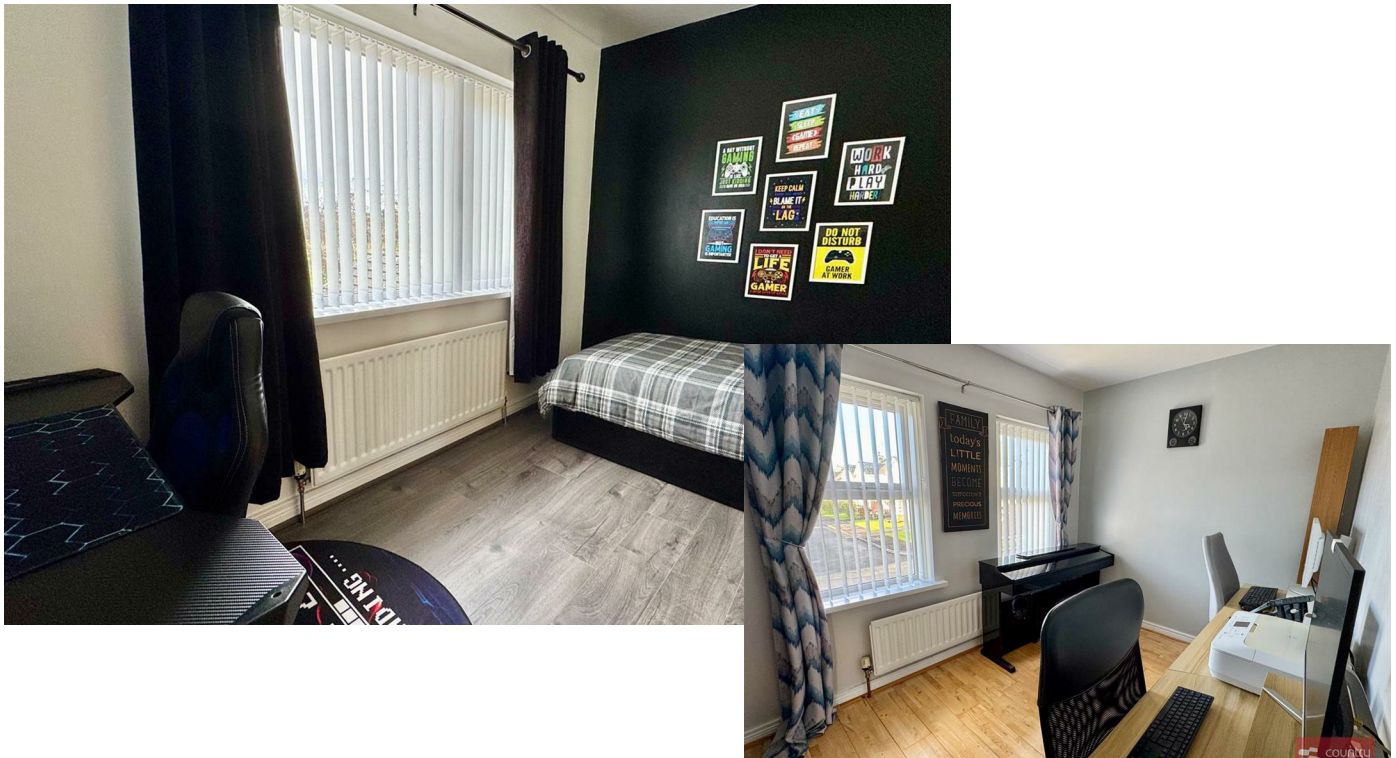


BEDROOM 3 11'3" x 9'6"

At max enjoying far reaching rural views over surrounding open countryside. Grey coloured laminate plank flooring.

BEDROOM 4 11'3" x 7'6"

Dual window aspect. Presently used as home office. Exposed hardwood flooring.



LUXURY CONTEMPORARY FAMILY BATHROOM

Comprising button flush wc, modern vanity unit in graphite grey finish with monbloc tap, fitted mirror with LED sensor operated light and large double shower enclosure with electric shower unit. Marble effect PVC wall panelling. PVC panelled ceiling with low voltage recessed lighting.



OUTSIDE

Neat well maintained garden to front in lawn.

Extensive Brick paved driveway to side with ample parking for a number of vehicles.

DETACHED GARAGE 12'8" x 17'9"

Approx. Roller shutter door with Power and light. Plumbed for washing machine. Oil fired boiler.

Private hard landscaped low maintenance garden to rear. Screened by perimeter fence and bordered to rear by open countryside. A perfect space for family barbecues.

Outside light and tap.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

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

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