

8 Readers Park, Ballyclare, BT39 9GP



PRICE Offers Over £409,950

This impressive detached double fronted family home is perfectly positioned with direct access onto Readers Park, Ballyclare. This former 'Editor' showhome enjoys a contemporary spacious living layout over three floors. The accommodation briefly comprises a spacious lounge, open plan luxury kitchen with living/ dining aspect, sun lounge and family room. On the first floor there are two double bedrooms with luxury four piece family bathroom and luxury four piece en suite. The second floor boasts two double bedrooms and deluxe modern shower room. Externally the property benefits from an extensive private driveway with parking forecourt, detached matching garage and a private enclosed garden. With detached homes of this Calibre in high demand an early viewing is advised to avoid disappointment.

> 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

- **Impressive Double Fronted Detached Family Home**
 - **4 Bedrooms/ 3+ Reception Rooms**
 - **2400 Sq Ft Approximately**
 - **Highly Regarded Established Development**
 - **Prime Site With Open Aspect/ Former Showhouse**
- **Open Plan Luxury Kitchen With Living/ Dining Aspect**
 - **Sun Lounge Extension**
- **Luxury Four Piece Family Bathroom/ Luxury Four Piece En Suite**
 - **Detached Garage With Extensive Parking Forecourt**
 - **Beautifully Presented Throughout**



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Front door with double glazed fan light into:-

WELL PRESENTED SPACIOUS ENTRANCE HALL

With feature painted panelled accent wall. Tiled floor. Corniced ceiling.

FURNISHED CLOAKROOM

Comprising button flush w.c. and wash hand basin with monobloc tap and tiled splashback. Feature half painted panelled walls. Tiled floor.



LOUNGE 17'4" x 13'1"

Into bay window. Attractive horseshoe style cast iron fireplace with marble surround in Art Deco surround. Corniced ceiling. Dual window aspect.

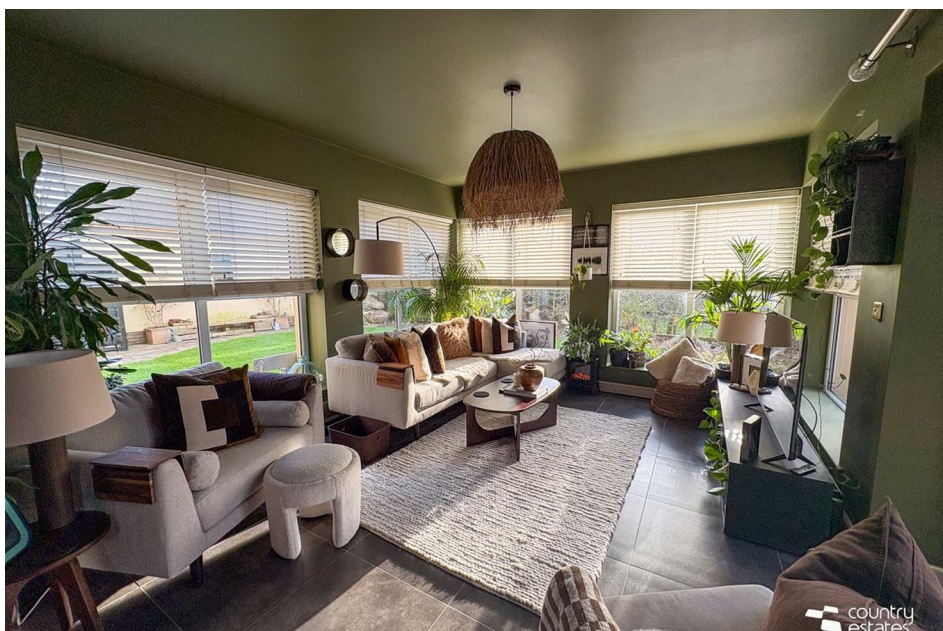


OPEN PLAN LUXURY KITCHEN WITH LIVING/DINING ASPECT 27'2" x 12'5"

Shaker kitchen equipped with a comprehensive range of high and low fitted units with contrasting work surfaces. Inlaid single drainer ceramic sink with swan neck lever taps. A host of integrated appliances including eye level double oven, microwave, dishwasher and fridge/ freezer. Fixed centre island with breakfast bar style return for casual dining. Butcher block style work surfaces. Integrated 5 ring gas hob, overhead extractor fan in glass hood and stainless steel chimney. Feature bay window with snug. Tiled floor extending through open square arch into:-

SUN LOUNGE 13'9" x 11'9"

With twin French PVC double glazed doors to patio with pergola and gardens. Tiled floor.



UTILITY ROOM 7'2" x 3'10"

Range of units. Plumbed for washing machine and tumble dryer.

FAMILY ROOM 12'5" x 9'2"



FIRST FLOOR

SPACIOUS GALLERY STYLE LANDING

With painted panelled accent wall.

BEDROOM 1 17'0" x 12'9"

At max. Modern bespoke fitted 'His and Hers' wardrobe. Dual window aspect. Feature painted panelled accent wall.

LUXURY FOUR PIECE EN SUITE

Comprising button flush w.c, pedestal wash hand basin with monobloc tap, quarter rounded fully tiled shower enclosed with thermostatically controlled shower, panelled bath with monobloc tap and retractable shower attachment. Complementary wall tiling and tiled floor.



BEDROOM 2 11'5" x 11'1"

Presently used as dressing room. Built in storage.



LUXURY FOUR PIECE FAMILY BATHROOM

Comprising pedestal wash hand basin with monobloc tap and feature tiled accent panel, button flush w.c, panelled bath with complementary wall tiling, fully tiled shower enclosure with thermostatically controlled shower. Tiled floor.



Stairs to:-

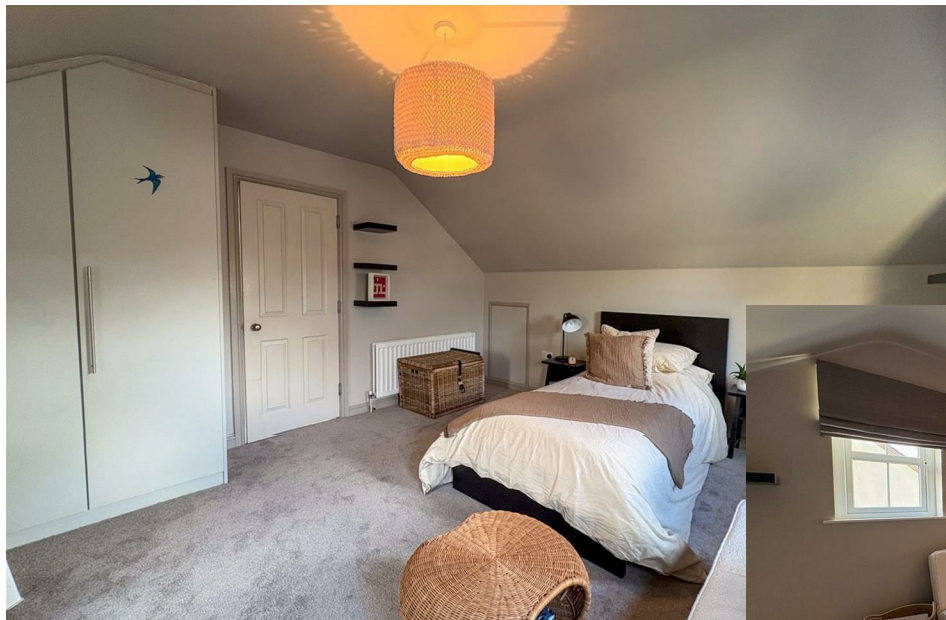
SECOND FLOOR

GALLERY STYLE LANDING

With skylight.

BEDROOM 3 15'8" x 12'9"

With bespoke fitted three bay modern wardrobe.



MODERN SHOWER ROOM

Comprising button flush w.c, fully tiled quarter rounded shower cubicle and semi pedestal wash hand basin with monobloc tap and feature accent panel.

BEDROOM 4 15'5" x 12'9"



OUTSIDE

Neat well maintained garden to front in lawn screened by estate railings and laurel hedge.
Spacious driveway to side with private parking forecourt suitable for a number of vehicles.
Private enclosed garden to rear screened by a variety of trees. Garden in neat lawn with paved walkways, patio and fixed pergola.

DETACHED MATCHING GARAGE



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



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T: 028 9318 0002

Fiona.hannah@themortgageshop.net

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