



11 Dorchester Avenue, Newtownabbey, BT36 5JL

Offers Over £269,950

- Detached villa in highly popular residential development
- Lounge through to dining room
- Utility room/ Ground floor shower room
- Double glazing in uPVC frames
- Attached garage
- 4 Bedrooms plus office
- Shaker style fitted kitchen open plan to casual lounge/ dining area
- First floor white bathroom suite
- Gas fired central heating
- Garden to rear

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This well-presented detached villa offers generous and flexible accommodation ideal for modern family living. The property comprises four well-proportioned bedrooms, along with a separate home office, perfect for remote working or study. On the ground floor, a bright lounge flows seamlessly through to the dining room, creating an excellent space for both everyday living and entertaining. The kitchen features a casual living/dining area, providing a relaxed hub of the home, while a ground-floor shower room adds further convenience. A first-floor family bathroom serves the bedroom accommodation. The property is particularly well suited to families, benefiting from a highly convenient location close to the M2 motorway network at Sandyknowes, offering excellent commuter access. Public transport links and a range of local schools are also within easy reach.



Council Tax Band:



GROUND FLOOR

ENTRANCE HALL

uPVC front door, solid wood flooring, understairs storage

SHOWER ROOM

Glazed shower cubicle with thermostatic controlled shower, low flush W/C, vanity unit sink, extractor fan, PVC panelled walls and ceiling, downlighters, ceramic tiled flooring

LOUNGE

17'7" x 11'8"

Marble fireplace with mahogany surround, through to:

DINING ROOM

10'5" x 8'9"

KITCHEN

22'5" x 12'9"

Range of high and low level shaker style units, round edge worksurfaces, single drainer stainless steel sink unit with mixer taps, built in double oven and hob, plumbed for dishwasher, solid wood flooring. Open plan casual living/ dining area

UTILITY ROOM

8'5" x 3'10"

Plumbed for washing machine

FIRST FLOOR

LANDING

Shelved linen cupboard

BEDROOM (1)

11'1" x 10'5"

Views towards Cavehill

BEDROOM (2)

10'4" x 10'1"

Including built in robes

BEDROOM (3)

10'5" x 8'5"

BEDROOM (4)

10'5" x 7'8"

OFFICE

12'6" x 6'3"

BATHROOM

White suite comprising panelled bath, pedestal wash hand basin, low flush W/C, wall tiling, ceramic tiled flooring, chrome heated towel rail

OUTSIDE

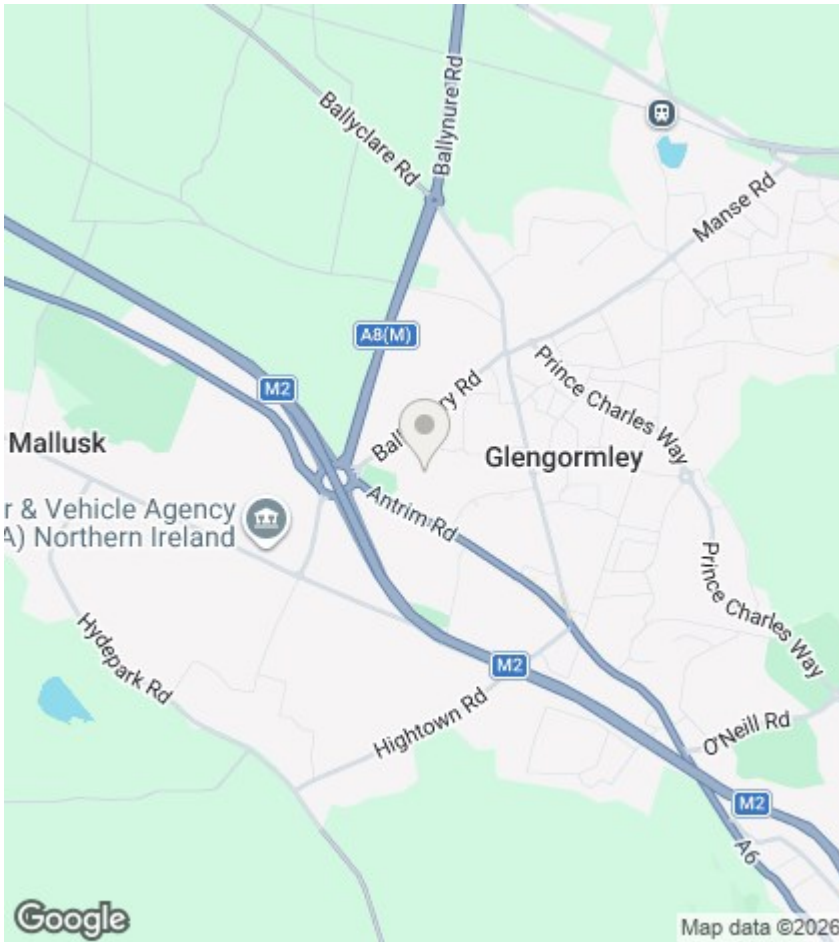
Front: open plan in lawn and tarmac driveway
Rear: garden to rear in lawn, paved patio area, outside light and tap

ATTACHED GARAGE

15'11" x 8'7"

Up and over door, Worcester gas fired boiler, light and power

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(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	

