

## 3 Highgrove Drive, Ballyclare, BT39 9XH



### PRICE Offers Around £350,000

*Positioned on a generous sized site within the highly regarded Highgrove development in Ballyclare. This beautifully presented impressive detached family home boasts 4 Bedrooms, 3+ Receptions including sun lounge, Modern Kitchen, First floor family bathroom and a recently installed first floor modern shower room. The property further benefits from solar panels, oil heating and a wood burning stove. Externally there is an integral garage with parking forecourt and a private enclosed garden to the rear. Perfectly situated to local schools this home will be of particular interest to the young family searching for a detached 4 bedroom home in an enviable convenient location.*

> **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 Detached Family Home**
  - **4 Bedrooms**
  - **3+ Reception Rooms**
- **Highly Sought After Established Development**
  - **Deluxe Four Piece Family Bathroom**
  - **Luxury Modern Shower Room (Recently Installed)**
- **Solar Panels / Oil Heating / PVC Double Glazing / Furnished Cloakroom**
- **Contemporary Kitchen With Casual Dining Utility Room**
  - **Integral Garage With Parking Forecourt**
  - **Private Enclosed Mature Site**



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Composite double glazed front door with matching full height PVC double glazed side screen. Stairwell to first floor. Access to bespoke fitted understairs storage bays. Quality Oak laminate plank flooring.

#### FURNISHED CLOAKROOM

Contemporary white two piece suite comprising modern gloss white vanity unit with monobloc tap and concealed cistern wall push w.c. Illuminated LED fitted bathroom mirror. PVC panelled ceiling.



#### LOUNGE 15'3" x 11'8"

Attractive inglenook style fireplace with cast iron wood burning stove inset on polished granite hearth. Quality oak laminate plank flooring.



## **DINING ROOM 12'8" x 10'1"**

Quality exposed hardwood timber flooring extending through open square arch into:

## **SUN LOUNGE 15'1" x 10'9"**

Feature vaulted ceiling with recessed low voltage lighting. Dual window aspect with feature double glazed corner windows. PVC double glazed door leading to rear garden.



## **MODERN KITCHEN WITH CASUAL DINING AREA 12'8" x 10'7"**

Modern kitchen equipped with a comprehensive range of high and low level gloss fitted units in contrasting colours and quality worksurfaces with matching upstands. Inlaid FRANKE stainless steel one and half bowl sink unit with swan neck mixer tap. Integrated ceramic 4 ring hob with overhead extractor fan housed in stainless steel chimney and glass hood. Integrated double eye level oven and microwave oven. Integrated fridge freezer and dishwasher. Tiled floor. Fitted breakfast bar table for casual dining. Built in wine rack. Frosted glass corner cabinet. Tiled floor.



## REAR HALL

Tiled floor. Access to utility room and service door to integral garage. PVC double glazed door to rear garden.

## UTILITY ROOM 7'2" x 5'2"

Comprehensive range of fitted high and low level storage units and contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Space for tumble dryer. Splashback tiling to walls. Tiled floor.



## FIRST FLOOR

### LANDING

Access to hot press and roof space.

### BEDROOM 1 14'2" x 9'10"

Fitted modern mirrored double wardrobe.

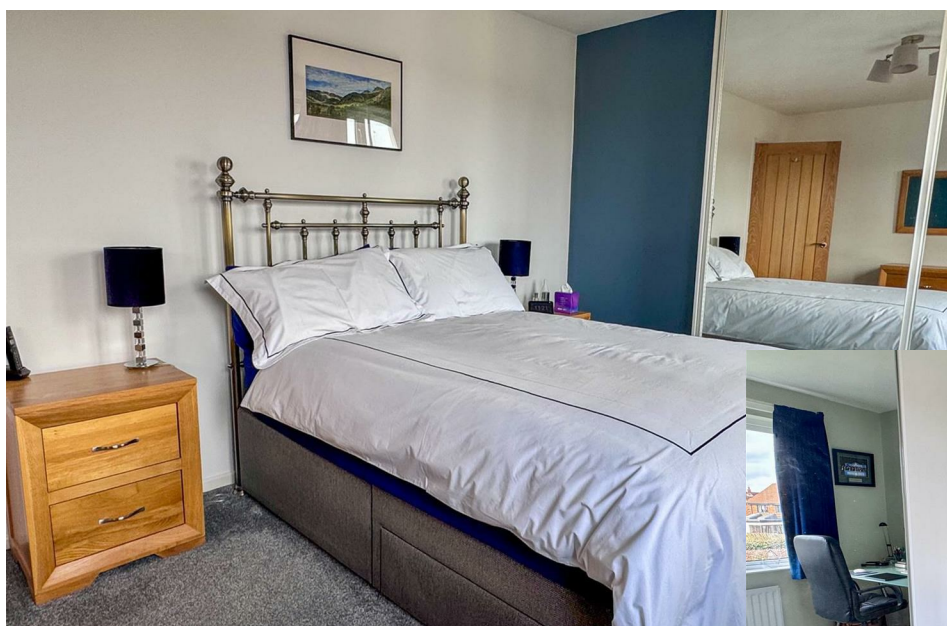
### BEDROOM 2 12'3" x 11'1"



### **BEDROOM 3 12'1" x 9'10"**

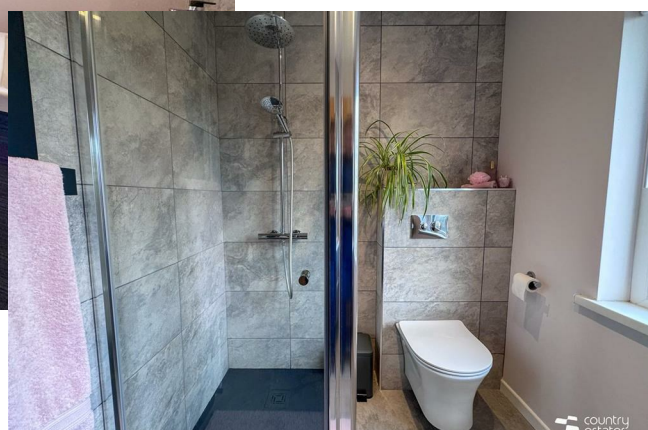
### **BEDROOM 4 11'1" x 7'3"**

Fitted wall to wall fitted sliderobe with mirrored door.



### **LUXURY SHOWER ROOM 8'7" x 6'0"**

Modern recently installed suite comprising wall push w.c, fully tiled shower enclosure with drench style shower and hand shower attachment and modern floating vanity unit with monobloc tap. Tiled accent wall with fitted LED mirror. Tiled floor.



## DELUXE FULLY TILED BATHROOM

Contemporary white four piece suite comprising modern freestanding roll top bath, separate quarter rounded shower enclosure, floating vanity unit with monobloc tap and matching fitted storage unit with fixed mirror and button flush w.c. Thermostatically controlled mains shower unit. Chrome towel radiator. PVC panelled ceiling.



## OUTSIDE

Neat well maintained front garden finished in lawn.

Generous sized private driveway with parking for a number of vehicles.

Fully enclosed private rear garden finished in lawn and screened by perimeter fence. Paved patio area and paved walkways.

Summer house with twin doors to veranda with paved walkway.

PVC oil storage tank. External lighting. Outside tap.

## INTEGRAL GARAGE 16'3" x 10'9"

PVC coated roller shutter door. Separate service door to rear hall. Power and light. Oil fired central heating boiler.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.**



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