



## 35 Farm Lodge Drive, Greenisland, Carrickfergus, BT38 8XN

Offers Over £499,950

- Spacious detached residence with stunning gardens
- 5 generous reception areas (including two sun rooms)
- Utility Room & Ground floor cloak room
- Double glazing / Gas fired central heating (some underfloor heating)
- Outdoor cabin
- 4 bedrooms (Generous master suite with ensuite wet room)
- Contemporary fitted kitchen with granite work surfaces)
- Deluxe family bathroom suite with separate shower cubicle
- Attached Garage
- Beautifully presented gardens to rear with porcelain and artificial grass

# 35 Farm Lodge Drive, Carrickfergus BT38 8XN

This impressive detached residence offers exceptionally spacious accommodation, extending to almost 3,000 sq. ft., and is perfectly suited to modern family living. The property boasts generous and versatile ground floor living space, including a contemporary fitted kitchen, A particular highlight of the home is the addition of two sun rooms, both enjoying a delightful outlook over the beautifully landscaped rear gardens. The outdoor space has been finished to an exceptional standard creating an ideal setting for relaxation and entertaining. The property comprises four well-proportioned bedrooms, including a prestigious master suite complete with a stylish ensuite wet room. Further benefits include a practical utility room and a convenient ground floor cloakroom. This is a home which simply must be viewed to fully appreciate all it has to offer.



Council Tax Band:



## GROUND FLOOR

### ENTRANCE HALL

uPVC front door, ceramic tiled flooring

### LOUNGE

16'7" x 14'0"

(into bay) Solid wood flooring, feature marble fireplace, cornicing, downlighters, French doors to:

### DINING ROOM

11'8" x 10'5"

Solid wood flooring, through to:

### SUNROOM (1)

12'1" x 11'8"

Polished porcelain tiled flooring, contemporary wall vented stove, slate hearth, feature rafters, access to garden, downlighters

### KITCHEN

15'7" x 10'2"

Range of high and low level shaker style units, granite work surfaces, stainless steel Blanco sink unit, space for range cooker, granite splash back, extractor fan, integrated fridge freezer, integrated dishwasher, wine rack, pelmet with lighting, ceramic tiled flooring, downlighters

### UTILITY ROOM

6'10" x 5'9"

Range of low level units, granite work surfaces, Blanco stainless steel sink unit with mixer taps, plumbed for washing machine, ceramic tiled flooring

### CLOAKROOM

Low flush WC, vanity unit sink, wall tiling and ceramic tiled flooring

### DRAWING ROOM

22'7" x 17'6"

Italian marble tiled flooring, feature marble fireplace, under floor heating, downlighters, wired for speaker, through to:

### SUNROOM (2)

14'6" x 14'1"

Polished porcelain tiled flooring downlighters, exposed stone wall, French doors to garden, under floor heating

## FIRST FLOOR

### LANDING

### BEDROOM (1)

22'6" x 21'1"

(at max points into dormer) Including range of built in sliderobes, laminate wood flooring, downlighters, exposed stone wall, eaves storage, views towards Knockagh

## ENSUITE WET ROOM

Double vanity unit sink, walk in shower area with feature rainfall shower and separate hand held shower, low flush WC, medicine cabinet, wall tiling, ceramic tiled flooring, downlighters, feature radiator

### BEDROOM (2)

13'9" x 10'6"

Downlighters, view towards Knockagh

### BEDROOM (3)

11'9" x 10'5"

Laminate wood flooring, downlighters

### BEDROOM (4)

10'5" x 10'1"

(at max) Views towards Knockagh, downlighters

## BATHROOM

Deluxe suite comprising free standing bath with telephone hand shower, glazed shower cubicle with feature rainfall shower and separate hand held shower, low flush WC, vanity unit, wall tiling and ceramic tiled flooring, exposed stone wall, PVC panelled ceiling, downlighters, extractor fan, chrome heated towel rail

## OUTSIDE

Brick paving to front, artificial grass, area in flint chippings, plants and shrubs

Enclosed landscaped garden to rear in artificial grass, Italian porcelain tiled patio areas, rockery with variety of plants and shrubs, outside lighting and tap, water feature.

## ATTACHED GARAGE

17'5" x 7'9"

Roller door, Worcester gas fired boiler, light and power

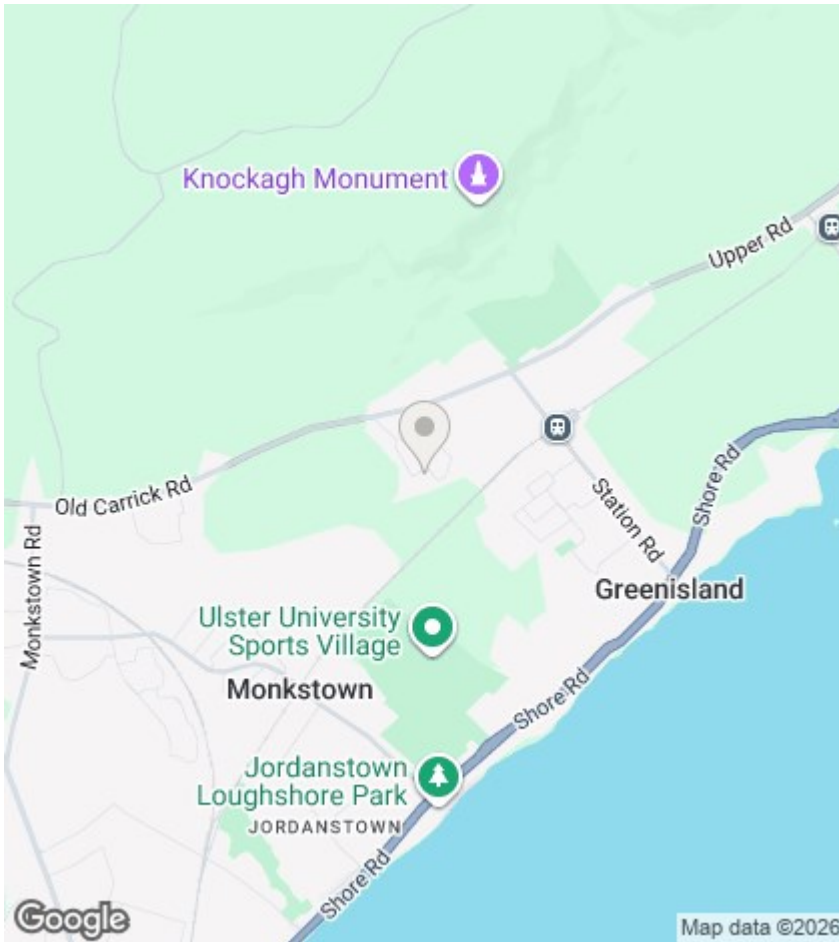
## OUTDOOR CABIN

11'11" x 6'5"

Solid wood flooring, wall paneling, power

TENURE: Leasehold

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 and floor plans 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		71	72
(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	

