

## 29 Henryville Manor, Ballyclare, BT39 9FP



### PRICE Offers Over £349,950

*Set within a highly sought after and established development, this exceptional detached double fronted family home offers an abundance of well-proportioned living space, ideal for modern family life. The accommodation comprises four generous double bedrooms, four versatile reception rooms including a bright and inviting sun lounge and a stylish oak-painted kitchen with an informal dining area. A recently upgraded, high-specification utility room further enhances practicality.*

*The home also benefits from a contemporary four piece family bathroom, while the master bedroom incorporates a luxurious ensuite. Occupying a substantial, mature corner plot rarely found within modern developments the property enjoys stunning, far-reaching rural views across the surrounding countryside.*

*Externally, the property is complemented by a detached garage and ample off-street parking for multiple vehicles. Early viewing is highly recommended to fully appreciate all that this outstanding home has to offer.*

#### > 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 / 4 Receptions**
- **Prime Extensive Mature Corner Site / Views Over Countryside**
  - **Open Plan Kitchen With Informal Dining Aspect**
- **Deluxe Modern Utility Room / Modern Furnished Cloakroom**
  - **Principal Bedroom with Deluxe Ensuite Shower Room**
- **Luxury Four Piece Family Bathroom With Free Standing Bath**
  - **Detached Matching Garage With Parking Bays**
  - **Popular Established Development**
- **PVC Double Glazed Windows / Gas Central Heating**



## ACCOMMODATION

### GROUND FLOOR

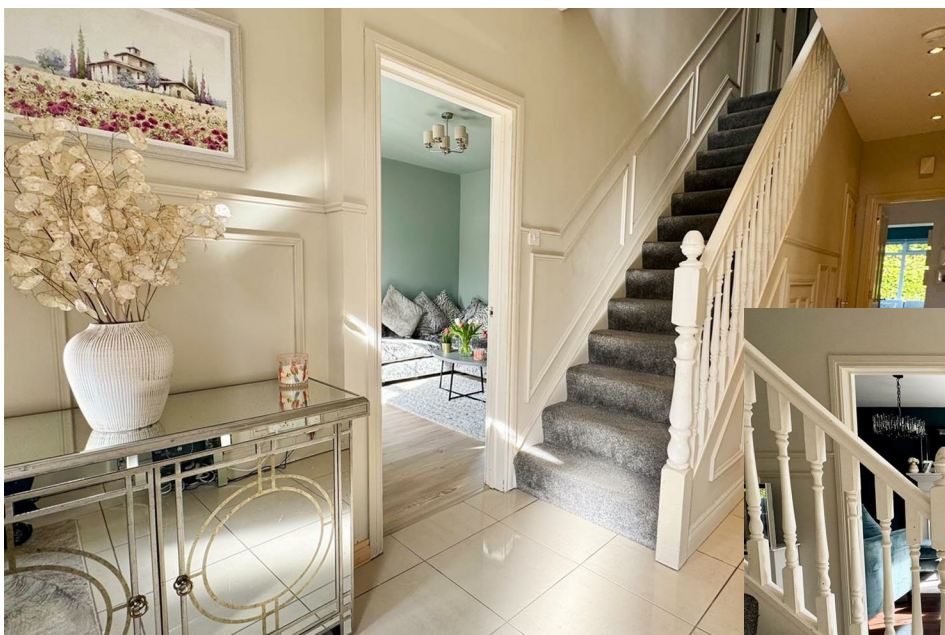
6 panel entrance door with twin double glazed side lights and fanlight over.

#### ENTRANCE

6-panel entrance door with twin double glazed sidelights and fanlight over, allowing for excellent natural light.

#### ENTRANCE HALL

Welcoming and spacious entrance hall featuring a high-quality polished porcelain tiled floor, seamlessly extending through to the kitchen and sunroom. The space is enhanced by attractive half-height wainscoting with painted walls, complemented by low voltage recessed downlights. Staircase leading to the first floor and a useful understairs storage cupboard.



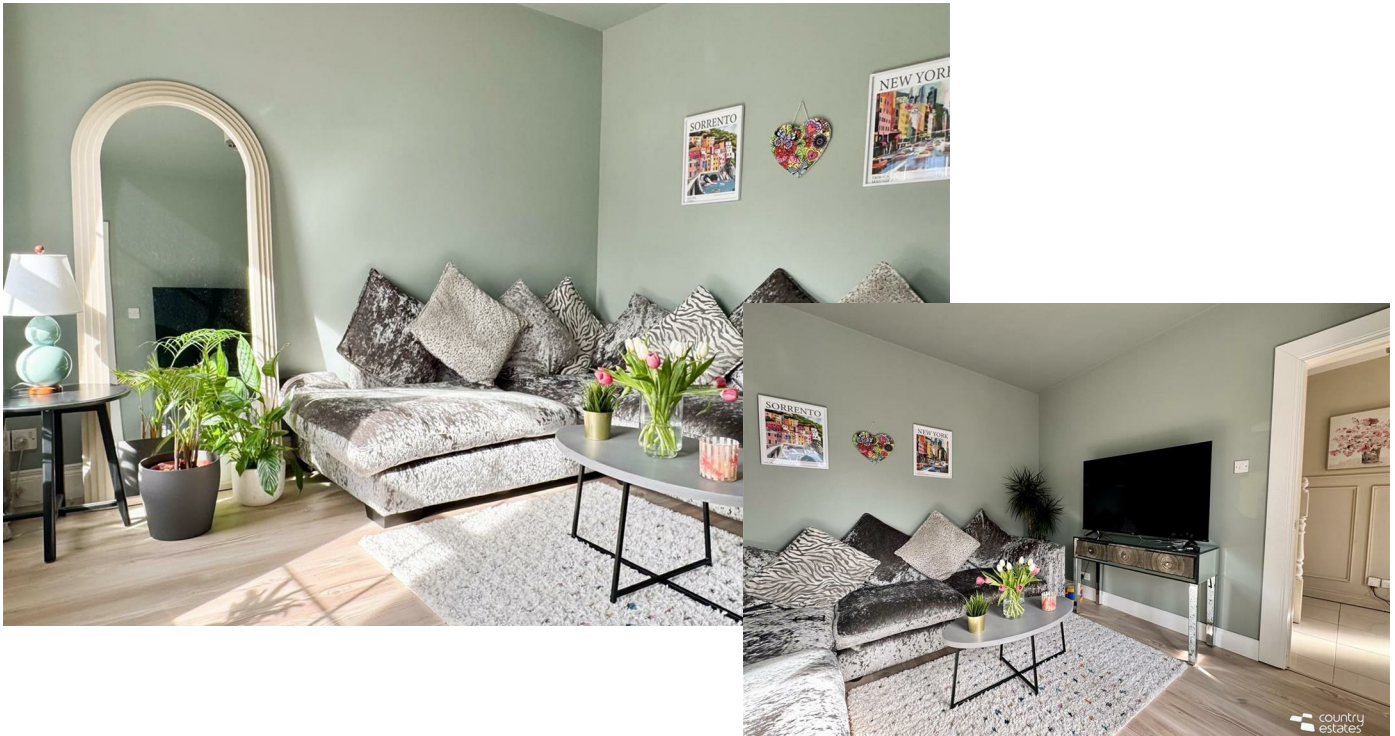
#### MODERN CLOAKROOM

Stylish, contemporary cloakroom fitted with a bespoke Utopia Roseberry storage unit incorporating a floor-mounted WC and wall-hung Laufen wash hand basin, complemented by a premium Hansgrohe brushed bronze mixer tap. Finished with half-height painted tongue and groove panelling and feature wallpaper above, creating a refined and elegant space.



## **FAMILY ROOM 11'8" x 10'8"**

Bright and well proportioned family room featuring laminate plank flooring and twin front facing windows, allowing for excellent natural light. Ideal for a variety of uses including a playroom, snug or home office.

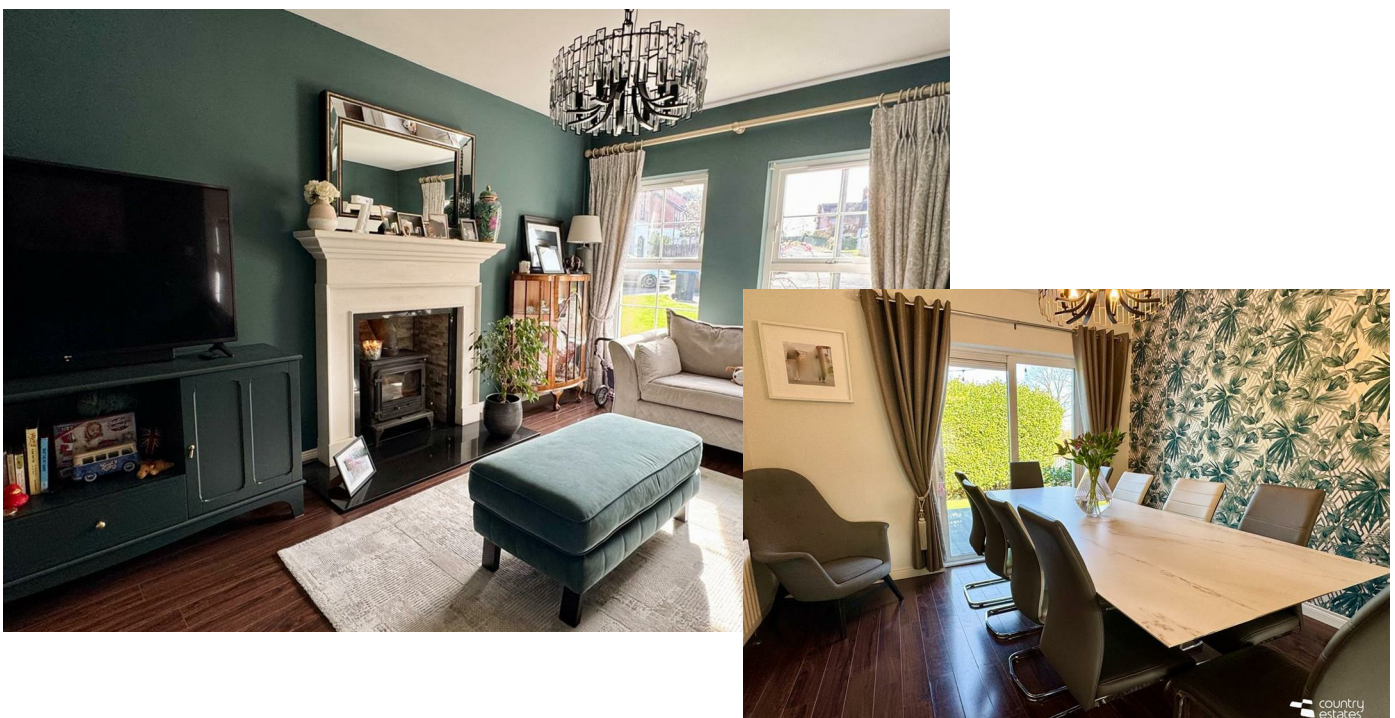


## **LOUNGE 16'5" x 11'4"**

Elegant and inviting main reception room centred around a striking stone fireplace with cast iron wood-burning stove, set on a polished granite hearth. Twin front-facing windows provide excellent natural light, while walnut-effect flooring enhances the warmth of the space and flows seamlessly through an open square archway to:-

## **DINING ROOM 12'4" x 11'4"**

Bright and spacious dining area with PVC double glazed sliding patio doors opening onto a decking area and leading to the rear garden. The room enjoys delightful views over the extensive, mature grounds, making it ideal for both everyday family dining and entertaining.

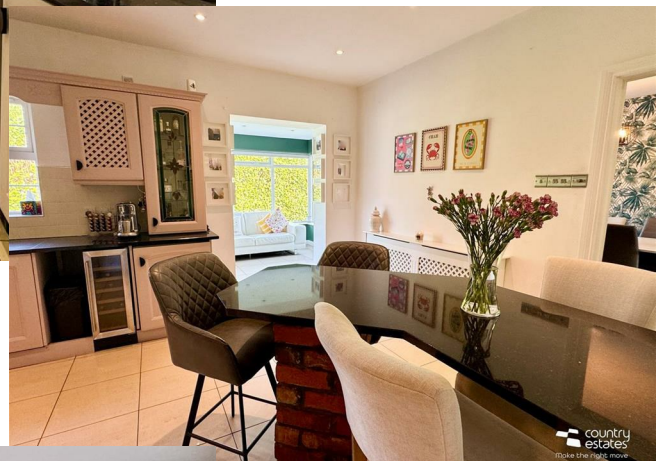


## OAK KITCHEN WITH INFORMAL DINING AREA 17'4" x 11'9"

Beautifully appointed kitchen featuring an extensive range of high and low level painted oak units, complemented by granite work surfaces and a one and a half bowl single drainer stainless steel sink unit with Vado mixer tap. The kitchen is well equipped with an integrated four ring induction hob and concealed overhead extractor fan, set within a matching canopy, along with a mid-height double oven for added convenience.

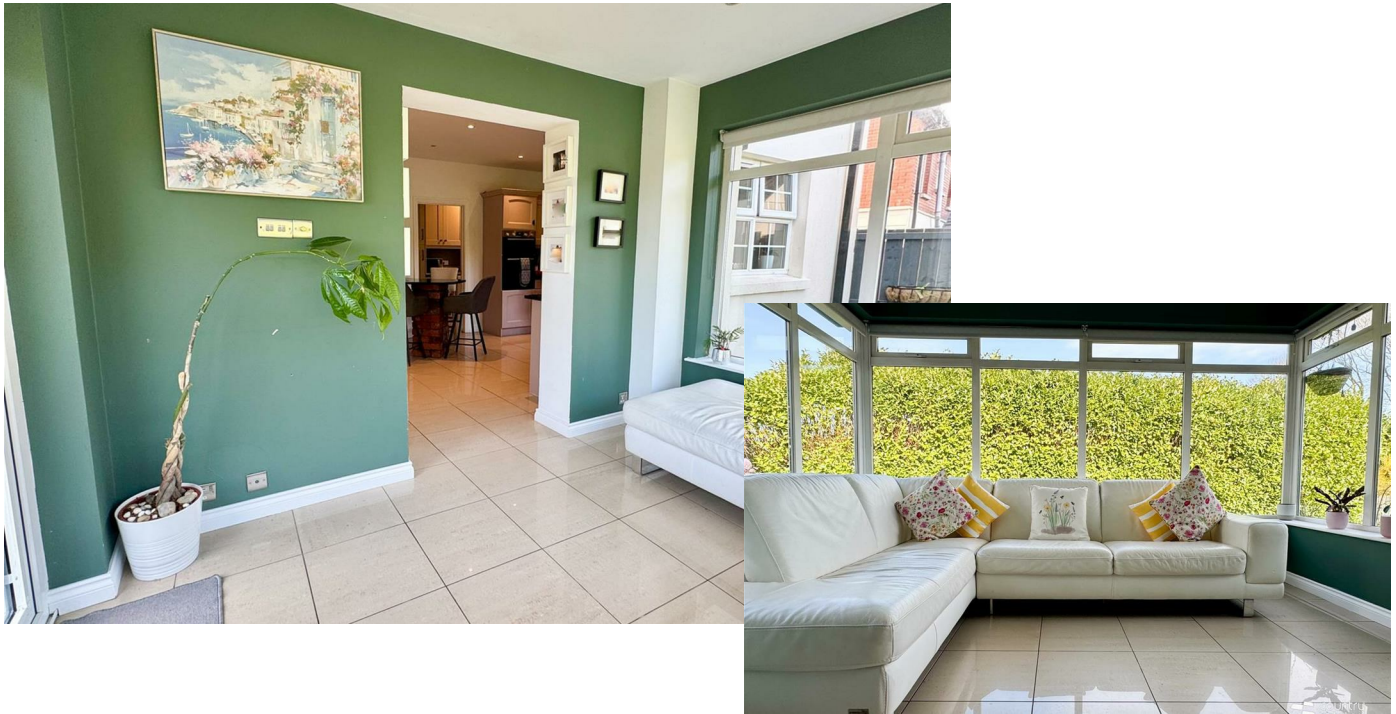
Additional integrated appliances include a dishwasher, wine cooler and under-counter fridge. Decorative leaded glass display cabinets and an over-window pelmet with low voltage downlighting enhance the overall finish. A standout feature is the reclaimed brick-built breakfast bar with dog-leg polished granite worktops, providing an ideal informal dining and entertaining space.

The room is finished with part tiled walls to work surfaces, recessed low voltage downlighting and a polished porcelain tiled floor, which continues seamlessly through an open square archway to:-



### SUN ROOM 11'1" x 9'2"

Bright and relaxing additional reception space with low voltage recessed downlighting, PVC double glazed window and door providing direct access to the timber decked patio area. The room enjoys attractive, uninterrupted views over the surrounding countryside towards Shanes Hill, creating a perfect setting to unwind or entertain.



### UTILITY ROOM 10'9" x 5'1"

Recently fitted to an exceptional standard, this stylish utility room features a range of modern Shaker-style cashmere units, complemented by premium Cosentino Khalo worktops and matching upstands. The space includes an integrated full-height fridge, along with provision for three undercounter appliances, including plumbing for a washing machine and space for a tumble dryer.

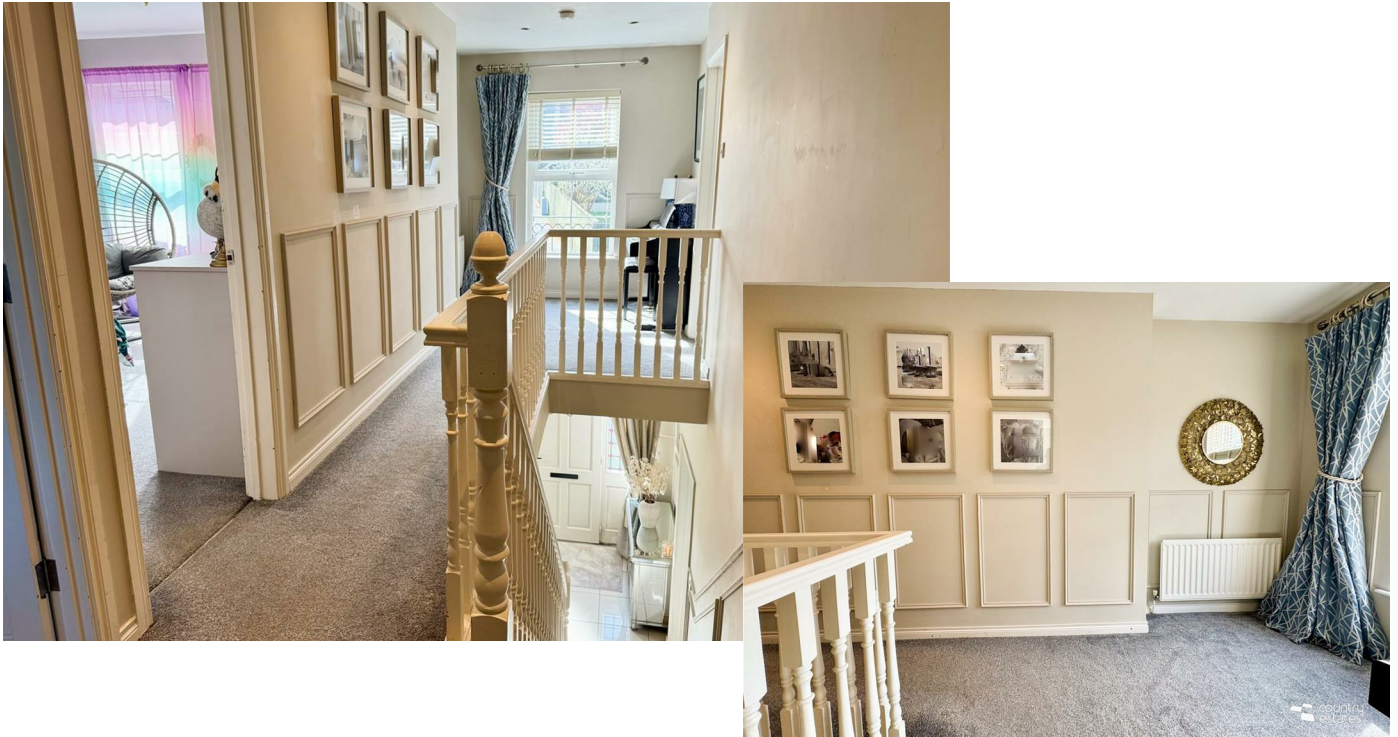
Additional features include housing for the gas boiler, a high-quality porcelain tiled floor with tiled, bevelled porcelain skirting, and a hardwood part double glazed door providing convenient side access.



## FIRST FLOOR

### GALLERY STYLE LANDING

Spacious gallery-style landing with a designated area ideal for an open study or reading space. Finished with feature half-height painted panelled walls and low voltage recessed downlighting. Access to roofspace.



### BEDROOM 1 16'0" x 11'6"

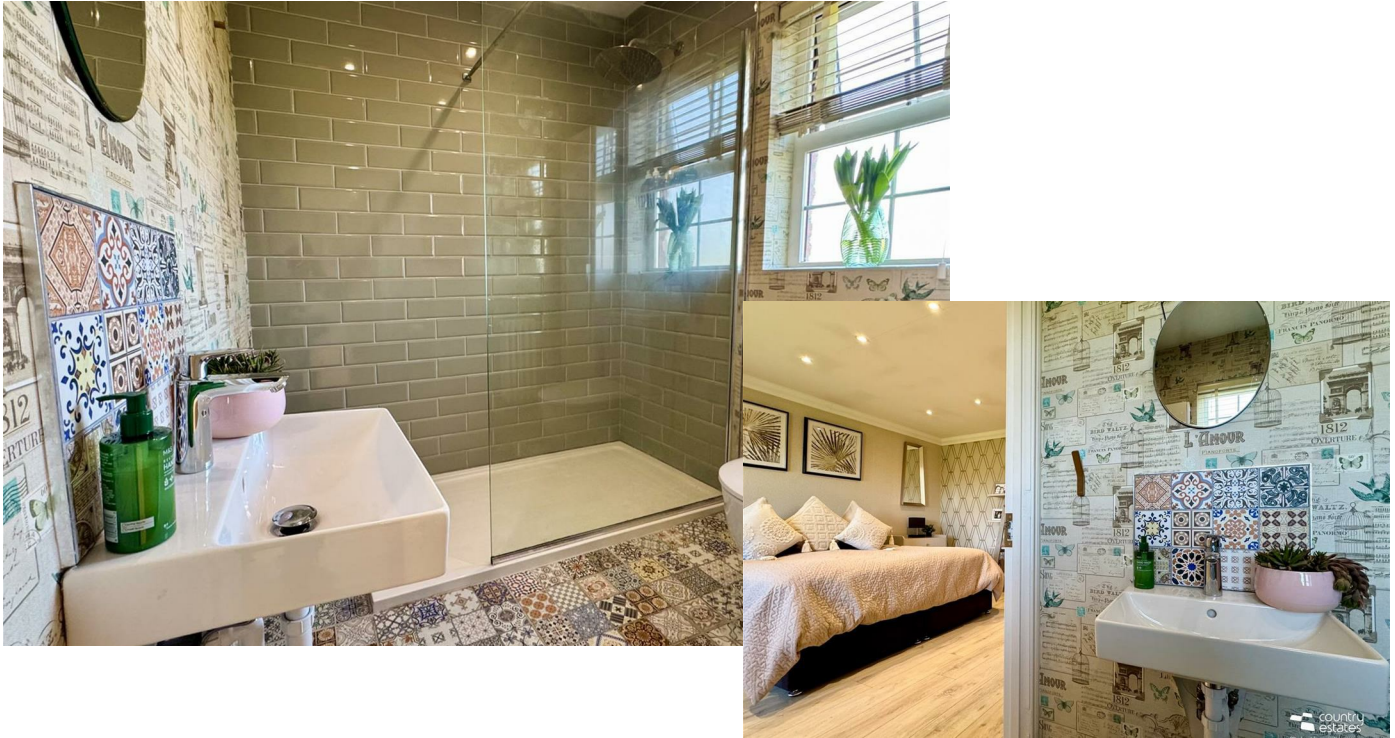
Spacious principal bedroom featuring laminate flooring and low voltage recessed downlighting. The room enjoys pleasant rear-facing views over the gardens, extending across the surrounding open countryside, creating a comfortable and relaxing retreat.



## LUXURY EN SUITE

Beautifully appointed modern ensuite comprising a Laufen Pro close-coupled WC and a Roca Ona wall-hung floating wash hand basin, finished with a Hansgrohe mixer tap. A generous shower enclosure with large tray, open wetroom-style screen and drench shower head provides a contemporary feel.

Finished with part tiled walls in stylish sage metro brick tiling, complemented by a fully tiled patterned floor and matching skirting. Additional features include low voltage downlighting, a traditional style heated towel rail/radiator and extractor fan.

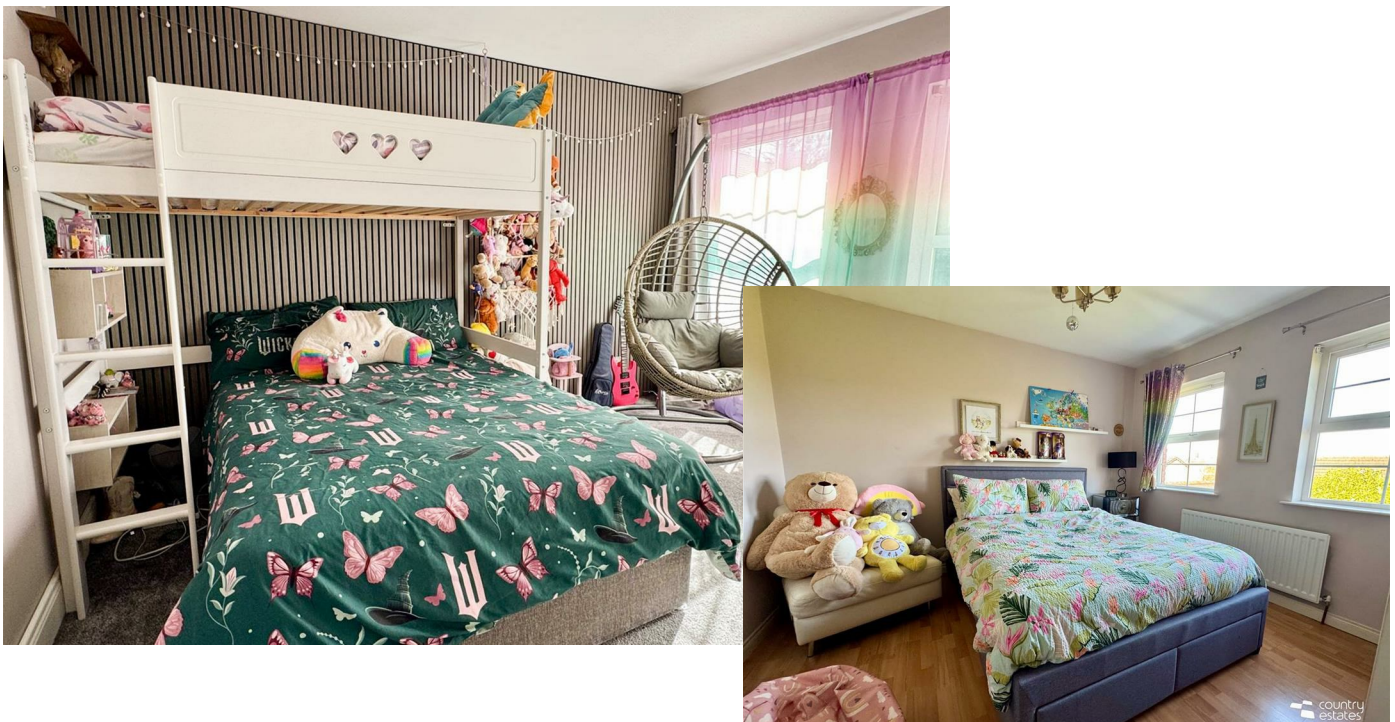


## BEDROOM 2 12'11" x 11'4"

Well-proportioned double bedroom featuring stylish accent slatted wall panelling and twin windows, providing excellent natural light.

## BEDROOM 3 14'6" x 11'7"

Spacious bedroom with wood effect laminate flooring and twin windows, creating a bright and airy feel.



## BEDROOM 4 11'0" x 9'6"

Versatile fourth bedroom, currently utilised as a dressing room, with twin windows allowing for ample natural light.

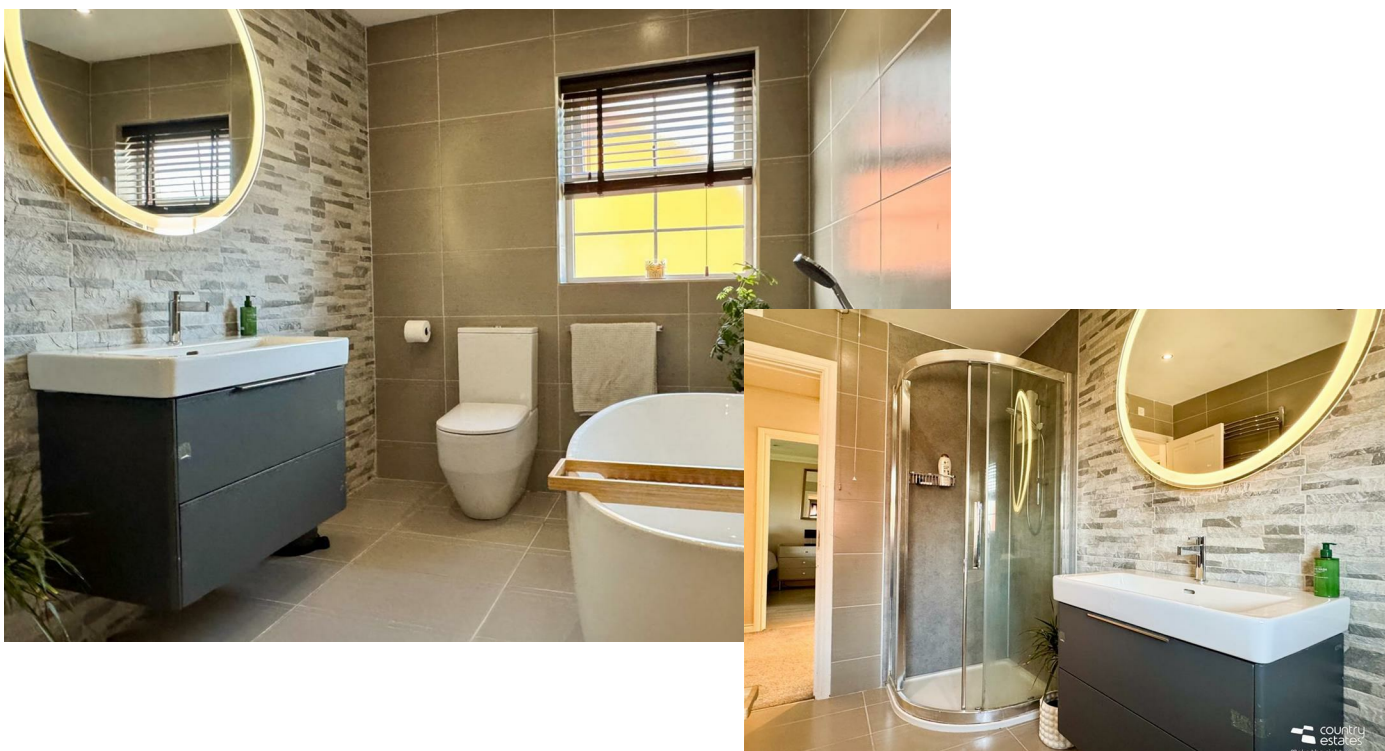


## LUXURY FAMILY BATHROOM 10'8" x 6'11"

Beautifully finished, this luxury family bathroom features a high-quality modern suite including an Adamsez Capri freestanding bath with Vado Edit bath/shower mixer, a Laufen Pro close-coupled WC, and a matching vanity unit in traffic grey with Vado Edit basin mixer.

A corner quadrant shower enclosure with sliding doors and electric shower unit is finished with Multipanel wall panels. The room is further enhanced by a striking feature accent wall with slate-effect tiling, complemented by fully tiled walls and flooring for a cohesive, high-end finish.

Additional features include a chrome heated towel rail, low voltage recessed downlighting and wall light point.



## OUTSIDE

The front garden is laid in low maintenance crushed slate with well-stocked borders featuring a variety of shrubs and specimen trees. A tarmac driveway provides off-street parking for up to three vehicles and leads to:-

## DETACHED GARAGE 19'2" x 10'0"

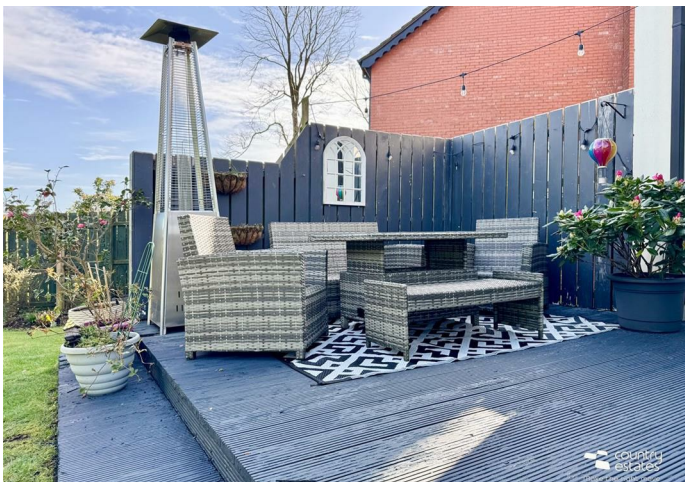
Equipped with a roller shutter door, power and light, and a convenient service door to the side.

## GARDENS


To the rear and side, the property benefits from a generous, private and fully enclosed garden, offering an excellent degree of seclusion and ideal for families. The garden is predominantly laid in well-maintained lawn, bordered by mature laurel hedging which provides natural screening and a pleasant green backdrop throughout the seasons.

A spacious raised timber decked patio area creates a perfect setting for outdoor dining and entertaining, with a feature pathway connecting the different sections of the garden. In addition, a paved patio area offers further space for relaxing and enjoying the surroundings.

The overall space is both practical and attractive, with well-stocked borders adding colour and interest, while timber fencing ensures privacy and security. An outside tap and exterior lighting complete this superb outdoor space, making it as functional as it is appealing.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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