



## 1 Tudor Park, Newtownabbey, BT36 4FT

Offers Over £349,950

- Meticulously presented detached home in highly popular and convenient location
- Lounge with feature multi fuel stove
- Family room
- Downstairs W/C / Separate utility room
- Generous gardens to both front and rear / Driveway with space for multiple cars
- 4 Bedrooms (main with modern ensuite shower room)
- Impeccably designed shaker style fitted kitchen with feature double Belfast sink, open to dining
- Modern bathroom suite with separate shower unit
- Oil fired central heating/ Double glazing
- Located close to excellent schools, shops and public transport facilities



# 1 Tudor Park, Newtownabbey BT36 4FT

Meticulously presented throughout, this exceptional detached family home occupies a highly sought after and convenient location close to excellent schools, shops and public transport links. Offering spacious and versatile accommodation, the property boasts four well proportioned bedrooms, including a principal bedroom with a stylish modern ensuite shower room.

The welcoming lounge features a charming multi fuel stove, creating a warm focal point, while the impeccably designed shaker-style kitchen showcases a feature double Belfast sink and flows seamlessly into the dining area, ideal for modern family living and entertaining. A separate family room provides additional living space, complemented by a contemporary bathroom with separate shower enclosure, downstairs WC and utility room.

Externally, generous gardens to the front and rear provide excellent outdoor space, while the driveway offers parking for multiple vehicles. Further benefits include oil fired central heating, double glazing, a fully updated heating system and upgraded electrics. Refurbished to an exacting standard, this is a rare opportunity to acquire a truly turnkey home.



Council Tax Band: Northern Ireland



## Ground Floor

### Entrance Hall

Wood-effect tiles, uPVC front door, downlighters, understairs storage

### Downstairs W/C

Low flush W/C, modern double vanity sink unit with mixer tap, wall tiling, feature floor tiling

### Lounge

18'9 x 12'8

Herringbone effect flooring, feature multi fuel stove, marble hearth, cornicing

### Modern Kitchen/Dining

19'2 x 12'8

Modern shaker style fitted kitchen, wood block work surfaces, double feature Belfast sink unit with mixer taps, cooker point, extractor hood, built in dishwasher, glazed display cabinets, breakfast bar, integrated under-counter fridge, ceramic tiled flooring, wall tiling, downlighters, uPVC sliding doors to rear

### Family room

12'4 x 10'11

Laminate wood flooring

### Utility Room

10'11 x 5'7

Range of high and low level modern shaker style units, round edge worksurfaces, plumbed for washing machine, space for tumble dryer, space for fridge and freezer, ceramic tiled flooring, extractor fan

## First Floor

Landing

### Bedroom (1)

16'11 x 12'9

### Ensuite Shower Room

Shower unit with thermostatically controlled shower, rainwater effect shower head, glazed shower screen, floating vanity sink unit with mixer taps, feature floor and wall tiling, Velux window, low flush W/C, extractor fan, downlighters, heated towel rail

### Bedroom (2)

11'5 x 9'6

Laminate wooden flooring

### Bedroom (3)

11'4 x 8'11

### Bedroom (4)

9'7 x 9'6

## Bathroom

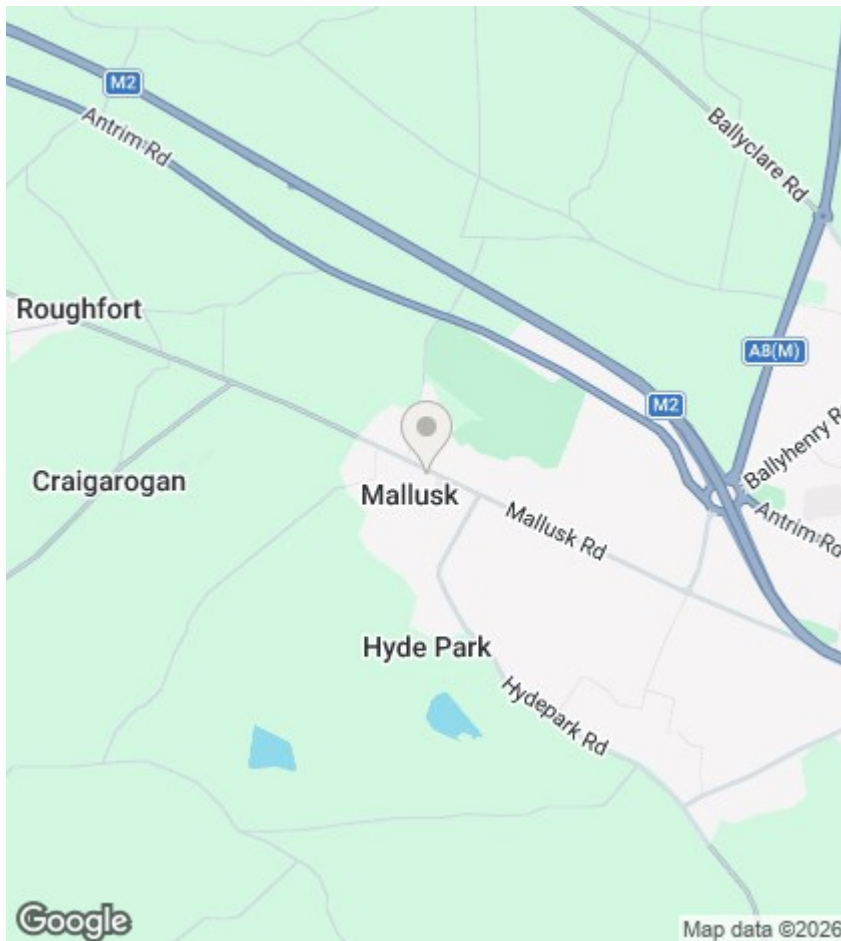
Modern bathroom suite, stand alone bath unit with mixer taps, separate shower unit with thermostatically controlled shower, rain effect shower head, single vanity sink unit, mixer taps, low flush W/C, feature wall tiling, ceramic tiled flooring

## Outside

Front: Generous garden to front, hedges, plants and shrubs, paved driveway

Side: Paved driveway, oil fired boiler, outside light, covered outside space, shed, electric point

Rear: In lawn, hedges, plants and shrubs, paved driveway, bark, tarmacked driveway, PVC oil storage tank



## Directions

## Viewings

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

## EPC Rating:

E

| 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                                   | 52      | 66                      |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| Northern Ireland                            |         | EU Directive 2002/91/EC |

