

# **9 Sequoia Heights, Jordanstown, Newtownabbey,** **BT37 0QX**



**PRICE Offers Around  
£385,000**

*Situated in a highly regarded established residential location within walking distance of Whiteabbey Village, local amenities include shops, restaurants, public transport, Lough Shore park and Whiteabbey Primary School. This superb extended Detached family home boasts a well planned living layout incorporating 5 Bedrooms, 2 Ensuite Shower Rooms, luxury modern Kitchen, 3 Reception Rooms plus a magnificent 'Sun Lounge' style extension to the rear. Perfect for the family searching for a home in an enviable location with a high internal specification and finish throughout enjoying a private mature professionally landscaped garden to rear. An early viewing is a must!*

**>Sales >New Homes >Commercial >Rentals >Mortgages**

Antrim  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

Ballyclare  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

Ballymena  
3 Fenaghy Road  
BT42 1HW  
Tel: (028) 2565 5733

Glengormley  
18 Carmoney Road  
BT36 6HN  
Tel: (028) 9083 0803

Jordanstown  
645 Shore Road  
BT37 0ST  
Tel: (028) 9551 3333



- Impressive Extended Detached Family Home
  - 5 Bedrooms / 3+ Receptions
  - Superb Open Plan 'Sun Lounge' Extension
- Luxurious Modern Fitted Kitchen with Dining Aspect
  - Luxurious 4 Piece Family Bathroom
- Deluxe Ensuites off Bedrooms 1 & 2 / Furnished Modern Cloakroom
- Integral Double Garage / Private Mature Landscaped Garden to Rear
  - PVC Double Glazed Windows / Oil Fired Central Heating
  - Highly Sought After Location
  - Cul De Sac Position

### Ground Floor

Open covered Entrance Porch. Mahogany effect PVC double glazed front door with coloured leaded glass inset and leaded glass side screen into well presented spacious Entrance Hall 17'0 x 8'3. Light oak effect laminate flooring. Low voltage lighting.

### WALK-IN CLOAKROOM

Comprising modern button flush WC. Modern bowl sink on high gloss plinth with monobloc tap. Tiled floor. Low voltage lighting.



### LOUNGE 23'4 x 12'1

into bay window with fixed 3 bay window seat enjoying views over cul de sac towards Belfast Lough. Attractive marble fireplace with wooden surround. Corniced ceiling. Dual wall light facility. Light oak effect laminate flooring.





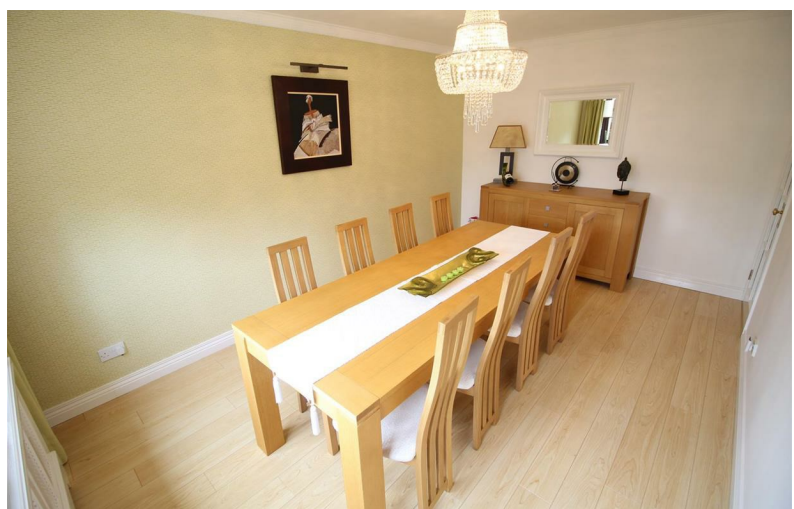
### **FAMILY ROOM 14'3 x 10'8**

Feature wall mounted gas fire. Light oak effect laminate flooring. Twin PVC double glazed doors to decked area and gardens. Feature twin display alcoves. Corniced ceiling.



### **DINING ROOM 15'4 x 10'3**

Light oak effect laminate flooring. Corniced ceiling.



### **LUXURY SHAKER KITCHEN 14'10 x 10'10**

Equipped with a comprehensive range of high and low level beech style shaker units with contrasting worksurfaces . Integrated eye level Bosch oven and microwave. 4 ring separate hob. Overhead extractor fan housed in stainless steel canopy and glass hood. Integrated fridge/freezer and dishwasher. Centre island with inlaid single drainer sink unit with monobloc tap. Space for wine cooler. Breakfast bar return for casual dining. Open plan into:





## **OPEN PLAN DINING/LIVING ASPECT 32'11 x 14'6**

Cast iron modern wood burning stove on glass hearth. Feature vaulted style ceiling with twin velux windows. Twin mahogany effect PVC double glazed doors to decked area. Service door into:

## **INTEGRAL DOUBLE GARAGE 19'6 x 16'6**

with remote operated roller insulated door. Tiled floor. Fitted with a range of storage units. Plumbed for washing machine. Single drainer sink unit.



## **First Floor**

Spacious Gallery Style Landing.

## **BEDROOM 1 15'10 x 11'6**

Enjoying views over cul de sac towards Belfast Lough.

## **LUXURIOUS MODERN ENSUITE**

Comprising wash hand basin in modern vanity unit with monobloc tap. Button flush WC. Large walk-in shower enclosure with drench style shower and shower attachment. Fully tiled walls.





## LUXURIOUS 4 PIECE FAMILY BATHROOM

Comprising wash hand basin in modern vanity unit. Panelled bath with shower attachment. button flush WC. Large open shower enclosure with glass screen. Fully tiled walls.



## BEDROOM 2 16'1 x 14'0

at max. Fitted with a comprehensive range of bedroom furniture. Fixed dressing table. Velux window. Feature picture style window to gable.

## LUXURIOUS ENSUITE

Comprising modern wall push WC. Modern bowl sink and granite floating plinth. Velux window. Tiled floor.



## BEDROOM 3 12'0 x 10'1

Low voltage lighting.

## BEDROOM 4 10'6 x 9'4

at max.

## BEDROOM 5 10'4 x 8'6

Presently used as Office/Study. Fixed book case with storage units.





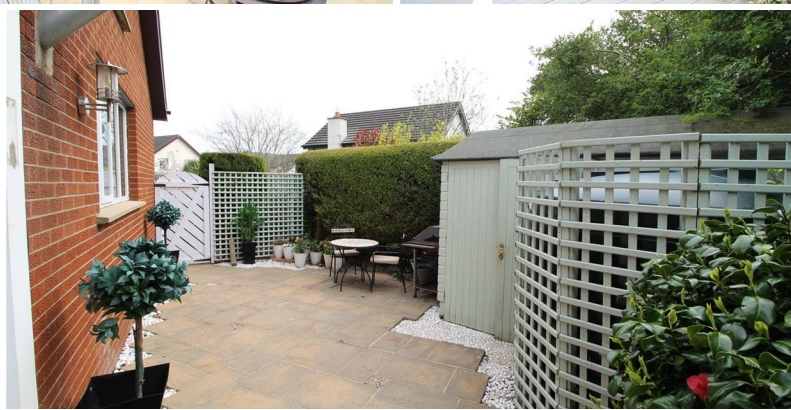
## Outside

Large private garden to front in lawn stocked with a variety of shrubs. Extensive brick paved driveway with parking forecourt suitable for a variety of vehicles. INTEGRAL DOUBLE GARAGE with electrically operated up and over insulated door with power and light.

Pedestrian gates to side.

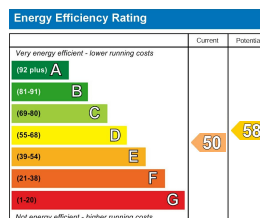
Superb mature landscaped gardens to rear laid in neat well tended lawn screened by mature trees, hedgerow and perimeter fence. Stocked with a variety of shrubs and plants. American style decked area with boardwalk. Sunken lower patio perfect for family barbeques and evening entertaining.

Paved walkway to rear leading to private enclosed side patio screened by mature trees. Outside lights.





**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**



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