

# 10 Mulberry Crescent, Newtownabbey, BT37 0GP



- Impressive Detached Family Home
- 5 Bedrooms/ 2+ Reception Rooms
- Integral Garage
- Luxurious En Suite 4 Piece Bathroom
- Highly Regarded Established Development
- Modern Deluxe En Suite Off Bedroom 2
- Modern Family Bathroom
- Double Glazed Windows/ Oil Fired Central Heating
- Private Extensive Rear Garden
- Reception Style Hall/ Feature Gallery Landing



**PRICE Offers Around £265,000**

*Positioned within a highly regarded established development. This well presented impressive detached family home boasts a versatile living layout incorporating 5 bedrooms, 2+ reception, 2 en suites plus integral garage. Externally there are large private enclosed gardens perfect for the young family. With a high level of demand anticipated an early viewing is recommended to avoid disappointment.*

**>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

## ACCOMMODATION

### GROUND FLOOR

#### OPEN COVERED ENTRANCE PORCH

PVC double glazed front door into:-

#### SPACIOUS ENTRANCE STYLE HALL

Wood effect tiled floor extending into:-

#### FURNISHED CLOAKROOM

Comprising wash hand basin and button flush w.c.

Twin French doors into:-

#### LOUNGE WITH INFORMAL DINING ASPECT 25'9" x 13'2"

Feature picture windows. Quality laminate plank flooring.



#### FAMILY ROOM 12'1" x 9'6"

Quality laminate plank flooring.

#### MODERN BEECH EFFECT FITTED KITCHEN 12'0" x 9'7"

Equipped with a comprehensive range of high and low level fitted beech effect units. Integrated oven with 4 ring gas hob and overhead extractor fan housed in stainless steel extractor. Integrated dishwasher and fridge/ freezer. Fixed breakfast bar for casual dining. Tiled floor. Door to side.



### FIRST FLOOR

#### FEATURE GALLERY STYLE LANDING

#### BEDROOM 1 13'9" x 13'1"

Into bay window. Fitted with a bespoke range of fitted bedrooms furniture in walnut effect finish.

### **DELUXE EN SUITE 4 PIECE BATHROOM**

Comprising freestanding bath, large shower enclosure, wash hand basin in modern vanity unit and wall push w.c. Tiled floor. Complementary wall tiling. Velux window.



**BEDROOM 2 11'8" x 11'8"**

### **MODERN EN SUITE**

Comprising button flush w.c. Pedestal wash hand basin and large shower enclosure.

**BEDROOM 3 10'0" x 10'0"**

**BEDROOM 4 12'0" x 7'9"**



**BEDROOM 5 9'9" x 7'10"**

Presently used as home office. Fitted with a bespoke range of modern shelving with storage cupboards, fixed drawers and U shaped fixed desk.

### **MODERN BATHROOM**

Comprising panelled bath with shower attachment, button flush w.c. and wash hand basin in modern vanity unit. Tiled floor.



## OUTSIDE

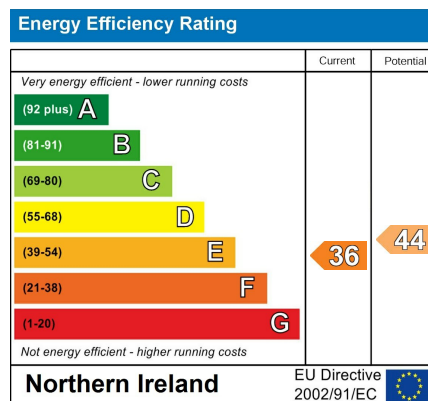
Neat well maintained garden to front in lawn.

Driveway to side with ample parking to:-

## INTEGRAL GARAGE 21'6" x 9'7"

At max. With power and light. Plumbed for washing machine.

Large private enclosed garden to rear screened by perimeter fence with paved patio area. Garden laid in neat lawn.



### IMPORTANT NOTE TO ALL PURCHASERS:

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