



51 Ilford Park | Crossnacreevy | BT6 9SG

02891 180081 | viewings by appointment 7 days a week

365
estateagents.co.uk

51 Ilford Park

- * Fabulous detached family home in the popular Ilford Park development
- * Immaculately presented throughout and ready to move into
- * Living room with feature inglenook fireplace with multi-fuel burning stove
- * Fantastic kitchen open plan to dining room and family room
- * Family room with doors to the rear garden
- * Useful utility room
- * Ground floor guest WC
- * Three well-proportioned bedrooms, the master benefitting from an ensuite shower room
- * Contemporary family bathroom with three piece white suite
- * Oil fired central heating & double glazed windows
- * Driveway with carport and parking for 2 cars
- * Front garden laid in lawn
- * Fully enclosed and private rear garden laid in lawn with feature decking area and paved patio area
- * No onward chain

Offers Around: £265,000



A Knock Out!

This is an exceptional, double fronted, detached home that is perfect for growing and established families looking for a property that offers flexible accommodation in a convenient, semi-rural location. The property has plenty of downstairs living space that is ideal for family time, entertaining family and friends and for some often needed peace and quiet. The main focal point of the property is undoubtedly the fantastic kitchen open plan to the dining room and family room where many an hour will be spent. The current vendors have invested time and money in the presentation and finish throughout meaning this is an excellent opportunity for the lucky purchaser to acquire a stunning home in a much sought after development.

Downstairs comprises of a bright and welcoming entrance hall, a bright, double aspect living room with feature inglenook fireplace with multi-fuel burning stove, the ideal place to curl up on those cooler evenings, an exceptional kitchen with multiple integrated appliances, open plan to the dining room and family room with access to the rear garden, making this the perfect place for entertaining family and friends. The downstairs accommodation is completed by a utility room off the kitchen and a useful guest WC. On the first floor there are three well-proportioned bedrooms, the master boasting an en-suite shower room, and a family bathroom with three piece white suite.

Externally, the front garden is laid in lawn and there is a driveway with carport providing parking for 2 cars. The rear of the property is private and fully enclosed and the garden is laid in lawn, providing plenty of space for the children and their toys. There is also a feature decking area and paved patio area where you can relax and enjoy the surroundings with a glass of wine.

This fantastic home is situated in the popular Ilford Park development in Crossnagreevy and is ideal for those looking for the quieter aspects of the countryside without compromising on convenience and lifestyle. Numerous amenities, including various primary and secondary schools are a short journey away in Belfast. Boasting easy access to a comprehensive motorway and dual carriageway network, this really is a fabulous opportunity for the lucky purchaser!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



THIS PROPERTY COMPRISES

Composite front door to...

ENTRANCE HALL: Tiled flooring.

LIVING ROOM: (6.62m x 3.80m) Feature inglenook fireplace with multi-fuel burning stove. Marble hearth and floating sleeper mantle. Herringbone effect laminate wooden flooring. Dual aspect windows. French doors to the rear garden.

KITCHEN/DINING ROOM: (6.71m x 3.18m) Range of high and low level cream units with grey granite effect work surfaces, 1 ¼ bowl stainless steel 'Blanco' sink unit, 4 ring ceramic hob, stainless steel extractor hood, built-in eye-level double oven, integrated dishwasher, integrated fridge/freezer. Dining space. Tiled splashback. Tiled flooring. Open plan to...

FAMILY ROOM: (3.54m x 2.97m) Sliding patio doors to the rear garden. Tiled floor.

UTILITY ROOM: (1.84m x 1.84m) Range of cream units, grey granite effect work surfaces, stainless steel single bowl sink unit, plumbed for washing machine, vented for tumble dryer. Part tiled walls, tiled floor. Door to rear. Door to...

CLOAKROOM: Two piece suite comprising low flush WC and wash hand basin. Tiled splash back, tiled floor, extractor fan.

FIRST FLOOR

LANDING: Hot press. Access to partially floored roofspace via Singsby style ladder.

MASTER BEDROOM: (4.25m x 3.79m) Laminate wooden flooring.

ENSUITE SHOWER ROOM: Three piece suite comprising floating wash hand basin, low flush WC and a fully tiled large shower enclosure with electric shower unit. Tiled floor, extractor fan.

BEDROOM (2): (3.48m x 3.40m) Laminate wooden flooring.

BEDROOM (3): (3.02m x 2.72m) Laminate wooden flooring.

BATHROOM: Three piece white suite comprising floating wash hand basin, low flush WC and a panelled bath with shower attachment over. Glass shower screen. Part tiled walls, floor tiling, extractor fan.

OUTSIDE

Front garden laid in lawn with shrubs.

Tarmac driveway with carport.

Fully enclosed and private rear garden laid in lawn with a feature decking area and separate paved patio area. Water tap, light.



2 Innotec Drive, Bangor, County Down, BT19 7PD

T: 02891 180081 | 365estateagents.co.uk | info@365estateagents.co.uk

