



## 8 Highgate Drive, Newtownabbey, BT36 4WQ

- Impressive Detached Villa
- Three+ Reception Rooms
- Deluxe Bathroom With Four Piece Suite
- Utility Room; Furnished Cloakroom
- Private Driveway; Gardens Front, Side and Rear
- Four Bedrooms; Two With En Suite
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Fixed Stairwell To Floored Roof Space
- Convenient Location; Immaculately Presented

Offers Over £284,950

EPC Rating C





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite double glazed front door. Tiled floor. Stairwell to first floor. Access to under stairs store. Glass panelled door to dining room/study.

#### FULLY TILED FURNISHED CLOAKROOM

Contemporary two piece suite comprising vanity unit and WC. Chrome towel radiator.

#### LOUNGE 18'1" x 11'3"

Focal point fireplace. Picture window to front elevation. Wood laminate floor covering. Open arch leading to:

#### FAMILY ROOM THROUGH SUN LOUNGE 21'6" x 10'6"

Dual aspect windows. PVC double glazed French doors to rear garden. Tiled floor. Glass panelled door leading to kitchen.



## **DINING ROOM / STUDY 10'9" x 9'7" (widest points)**

## **KITCHEN WITH INFORMAL DINING AREA 18'2" x 10'7"**

Luxury fitted high gloss kitchen with range of high and low level storage units and contrasting solid granite work surface. Matching breakfast bar area. Stainless steel 1.5 bowl sink unit. Cooker point with granite splash back and stainless steel extractor hood over. Integrated dishwasher. Granite upstands to walls and window cill. Tiled floor. PVC double glazed sliding patio door to rear garden.

## **UTILITY ROOM 10'4" x 9'11"**

Comprehensive range of fitted high and low level storage units in high gloss door and contrasting marble effect melamine work surface. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Space for tumble dryer. Tiled floor.

## **FIRST FLOOR**

### **LANDING**

Access to twin stores and roof space via slingsby style ladder. Fitted storage and fixed stairwell to floored roof space concealed within mirrored sliding doors.

## **MASTER BEDROOM 18'6" x 13'2" (widest points)**

Fitted wardrobes. Twin windows to front elevation.

## **DELUXE FULLY TILED EN SUITE SHOWER ROOM**

Contemporary three piece suite comprising oversized shower enclosure, vanity unit and WC. Electric shower. Illuminated mirror over sink. Chrome towel radiator.

## **GUEST BEDROOM 12'10" x 9'11"**

## **DELUXE FULLY TILED EN SUITE SHOWER ROOM**

Contemporary three piece suite comprising oversized shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Chrome towel radiator.

## **BEDROOM 3 11'3" x 10'6"**







## BEDROOM 4 10'0" x 9'11" (widest points)

Wood laminate floor covering.

## DELUXE FULLY TILED BATHROOM

Contemporary four piece suite comprising panelled bath, separate shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Chrome towel radiator.

## FLOORED ROOF SPACE

With power, light, Velux window and gas fired central heating boiler.

## EXTERNAL

Generous sized private driveway area finished in brick pavior. Front garden finished in lawn and range of plants, trees and shrubbery. Tiled entrance porch. PVC soffits, fascia and rainwater goods. Fully enclosed garden to side and rear finished mainly in lawn and paved patio areas. External lighting. Outside hot and cold taps.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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