

9 BLUEFIELD DRIVE CARRICKFERGUS BT38 7XG



Detached house
 Four double bedrooms
 Master bedroom en-suite with a walk in wardrobe
 Four reception rooms
 Lounge with double doors from entrance hall
 Separate dining room and family room
 Family room boasts double doors to upvc conservatory
 Kitchen diner incorporating oak units and utility room
 Four piece bathroom suite and separate downstairs Wc
 Double glazing and gas heating system
 Integral garage & driveway with parking for four cars
 Excellent rear garden laid to lawn with a south westerly aspect
 Cul -de sac location in sought after Bluefield
 Ideal family accommodation

Offers Around £259,950

Tenure: Leasehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

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



Entrance hall

Oak flooring, radiator, doors to;

Downstairs Wc

Double glazed window to side aspect, low flush WC, wash hand basin, ceramic tiled flooring, radiator.



Lounge

15'0" x 11'5"

Double glazed window to front aspect, fireplace with painted wood surround, tiled hearth and inset, radiator, laminate wood flooring





Dining room

11'5" x 10'9"

Double glazed window to front aspect, radiator, laminate wood flooring.



Family room

14'8" x 10'1"

Radiator, oak flooring, double doors to conservatory.



Conservatory

13'4" x 10'7"

Double glazed, radiator, slate flooring and double doors to rear garden.



Kitchen

14'9" x 10'0"

Double glazed window to rear aspect, range of oak high and low level units with roll edge worktops, inset 1.5 bowl sink and drainer with mixer taps over, integrated oven and four ring ceramic hob with concealed extractor fan over, built-in fridge, ceramic tiled floor, radiator, door to:



Utility room

10'10" x 6'5"

Double glazed window to rear aspect, range of high and low level units with roll edge worktops, inset stainless steel sink and drainer, plumbing for washing machine, door to garage.

Stairs & landing

Access to loft space, storage cupboard, doors to;

Bedroom one

14'5" x 10'9"

Double glazed window to front and side aspect, walk in wardrobe, radiator, door to;

En-suite

Double glazed window to side aspect, white suite comprising low flush WC, pedestal sink, and shower cubicle with electric shower over, ceramic tiled floor, radiator.

Bedroom two

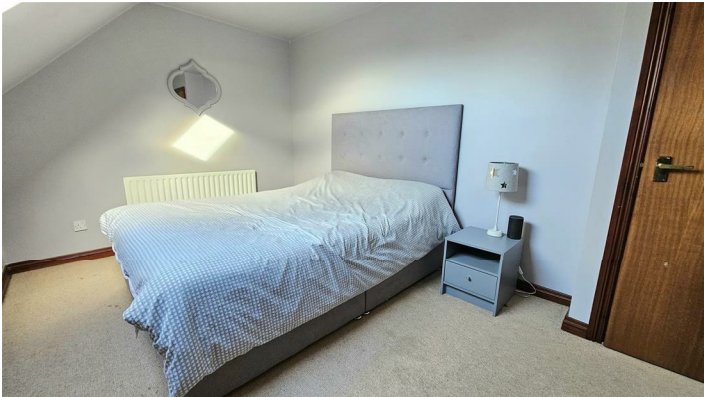
12'8" x 11'6"

Double glazed window to front aspect, radiator.

Bedroom three

14'10" x 8'10"

Velux window to rear aspect, radiator.



Bedroom four

14'5" x 8'9"

Double glazed window to front aspect, radiator.



Bathroom

Double glazed window to side aspect, four piece suite comprising corner suite bath, bidet, low flush WC and pedestal sink, ceramic tiled floor, radiator.

Garage

17'9" x 10'9"

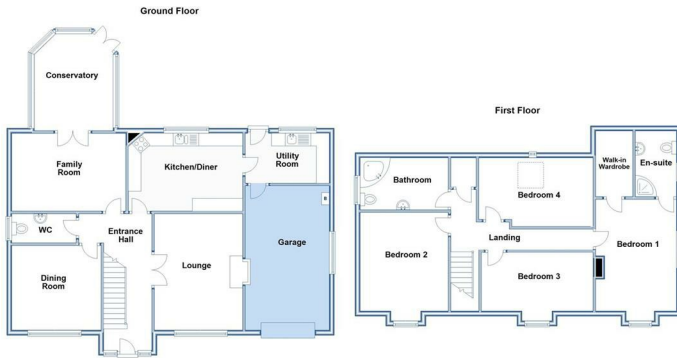
Window to side aspect, up and over door, power and light.



Gardens & grounds

At the rear there is a fully enclosed garden laid to lawn, outside tap and light, whilst at the front a garden in lawn and driveway with off road parking for three cars.

Floor plans



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plans produced using Planity.



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