

## 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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**REF: 17135356**

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