



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

7 Kingsland Park, Carrickfergus, BT38 9DW

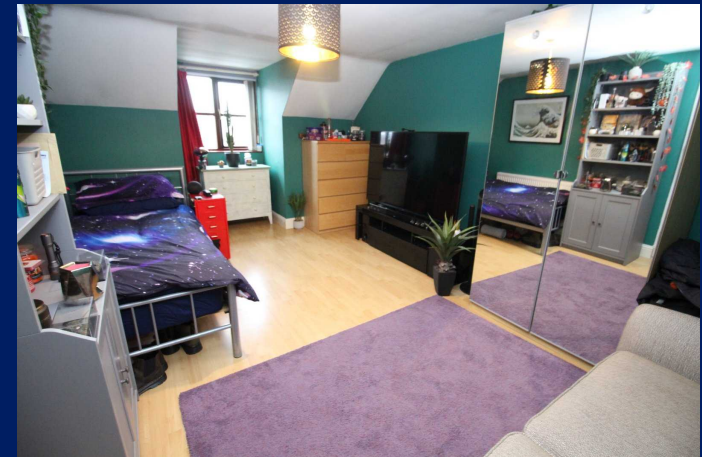
reedsrains.co.uk

Offers in the region of: £299,950





Impressive detached family home in a sought after and well regarded location. Positioned within a cul-de-sac the generous family accommodation offers three separate reception rooms, well fitted kitchen/dining area, four bedrooms - master bedroom with en-suite and a superb with bathroom suite with Spa bath. Benefiting from an oil fired central heating system, double glazed windows and a Beam Vacuum System. Externally the property has a well enclosed rear garden with detached matching garage and excellent parking facilities. An internal viewing comes highly recommended.



- Impressive Detached Family Home
- Three Separate Reception Rooms
- Excellent Fitted Kitchen/Dining Area
- Four Well Proportioned Bedrooms
- Master Bedroom With En-Suite
- Deluxe Four Piece Family Bathroom
- Enclosed Rear Garden
- Detached Garage /Driveway Parking
- Dual Panel Alarm System Installed

**Entrance Hall**

**Cloakroom/WC**

**Lounge** 16'2" x 15'3" (4.93m x 4.65m)

**Dining Room** 13'6" x 11' (4.11m x 3.35m)

**Study**

**Kitchen/Dining Area** 16'4" x 11'2" (4.98m x 3.4m)

**Utility Room**

**First Floor**

**Landing**

**Master Bedroom** 15'5" x 11'5" (4.7m x 3.48m)

**En-Suite Shower Room**

**Bedroom 2** 18'9" x 11'1" (5.72m x 3.38m)

**Bedroom 3** 15'7" x 15'5" (4.75m x 4.7m)

**Bedroom 4** 10' x 9'8" (3.05m x 2.95m)

**Bathroom**

**Front Garden**

**Rear Garden**

**Detached Garage** 16'9" x 9'5" (5.1m x 2.87m)

**Excellent Driveway Parking**

We may refer you to recommended providers of ancillary services such as Conveyancing and Mortgages. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

FOR MORE DETAILS CONTACT

10 High Street, Carrickfergus, BT38 7AF

T: 02893 351727 | E: [carrickfergus@reedsrains.co.uk](mailto:carrickfergus@reedsrains.co.uk) | W: [reedsrains.co.uk](https://www.reedsrains.co.uk)

 **Reeds Rains**