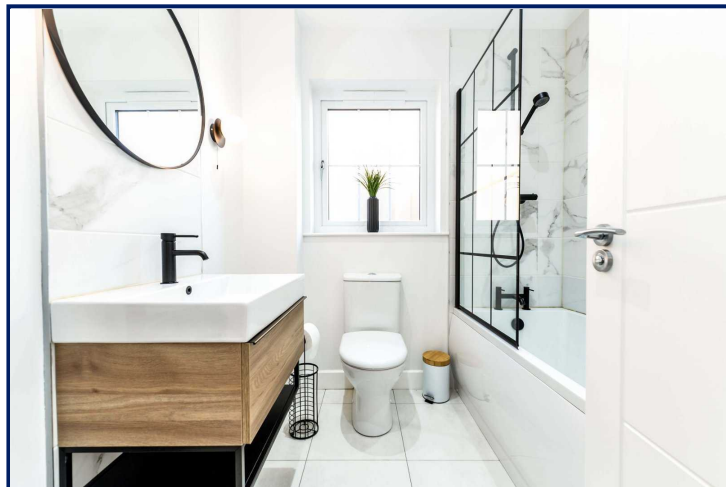



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



19 Bashford Park Close,
Carrickfergus, BT38 7FQ

**Offers in the region of:
£289,950**

 **Reeds Rains**

reedsrains.co.uk

19 Bashford Park Close, Carrickfergus

Stunning detached home where modern comfort meets timeless charm. This beautifully designed home offers the perfect blend of style and functionality coupled with a high end finish throughout. With careful attention paid to every detail it leaves little to do but simply move in. In brief the well planned family layout offers lounge, open plan contemporary fitted kitchen/dining through to sun lounge, utility room, four well proportioned bedrooms - master bedroom with luxury en-suite and a stylish white bathroom suite. Boasting a gas fired central heating system, double glazed windows and enclosed rear garden. Bashford Park has proven to be a desirable and sought after location just a short stroll to Bashford Wood within a family friendly neighbourhood. Don't miss this opportunity to make this your new dream home.

Entrance Hall

Understair storage. Block tiled floor.

Cloakroom/WC

WC and wash hand basin. Tiled floor.

Lounge

17'4" x 11'7" (5.28m x 3.53m)
Spotlights.

Open Plan Kitchen/Diner/Sun Lounge

23'7" x 22'4" (7.2m x 6.8m)
Contemporary range of fitted floor to ceiling high and low level units. Built in hob with eye level double oven. Concealed extractor fan. Integrated fridge/freezer and dishwasher. Wine fridge. Centre island with drawers. Sink unit with mixer tap. Stone worktops with matching upstand. Block tiled flooring. PVC double glazed French doors to rear garden.

Utility Room

Range of fitted units. Single drainer stainless steel sink unit with mixer tap. Block tile effect laminate wooden floor. PVC double glazed back door.

First Floor Landing

Master Bedroom

11'9" x 11'8" (3.58m x 3.56m)

En-Suite Shower Room

Luxury white suite comprising shower cubicle with drench shower and shower attachment, vanity unit and low flush wc. Part tiled walls and tiled floor.

Bedroom 2

14'2" x 13' (4.32m x 3.96m)

Bedroom 3

13'2" x 9'2" (4.01m x 2.8m)

Bedroom 4

10'6" x 7'6" (3.2m x 2.29m)

Bathroom

Luxury white suite comprising panelled bath with shower attachment, vanity unit and low flush wc. Heated towel rail. Part tiled walls and tiled floor.

Front Garden

Laid in lawn.

Rear Garden

Enclosed rear garden laid in lawn with paved patio area. Outdoor plug point.

Driveway Parking

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscio NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

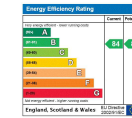
All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

