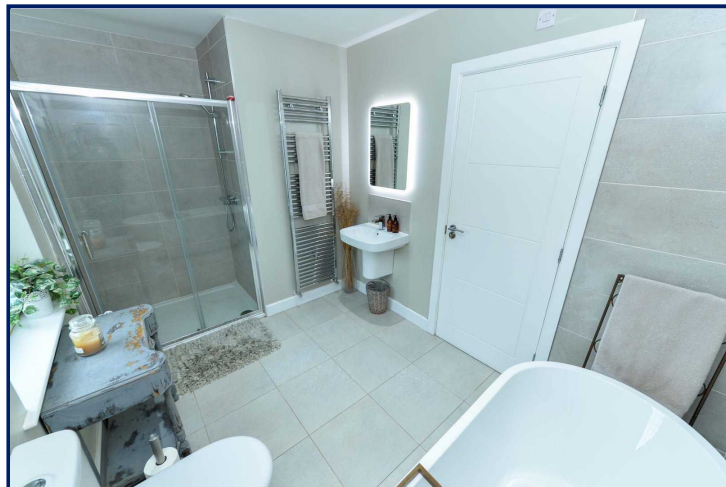


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



11 Bashford Park Drive,
Carrickfergus, BT38 7FP

**Offers in the region of:
£335,000 To be advised**

 **Reeds Rains**

reedsrains.co.uk

Bashford Park Drive, Carrickfergus

Situated in a sought after development this stunning red brick detached family home extends to just over 1800 sq. ft. Recently constructed with a wealth of living accommodation comprising a spacious lounge with feature wall panelling, an open plan kitchen/dining/ sun lounge which is most definitely the heart of the home featuring a contemporary fully equipped kitchen with high-end appliances and an expansive centre island ideal for formal entertaining and casual family living. The first floor has a further four well proportioned bedrooms - master bedroom with en-suite shower room and a luxury four piece family bathroom. Many additional features complement this fine home including a gas fired central heating system, double glazed windows and high Energy Efficiency rating. Positioned close to local schooling this home offers the chance to experience a luxurious lifestyle in a meticulously designed residence.

Entrance Hall

Parquet wood effect tiled floor.

Cloakroom/WC

WC and wash hand basin. Parquet wood effect tiled floor.

Lounge

25'6" x 13'1" (7.77m x 4m)

Feature wall panelling. Parquet wood effect tiled floor. Wall mounted electric fire.

Kitchen/Dining Area/Sun Room

25'5" x 24'5" (7.75m x 7.44m)

Deluxe range of contrasting fitted high and low level units. Centre island. One and a half bowl sink unit with mixer tap. Built in five ring gas hob and eye level oven. Integrated dishwasher and fridge/freezer. Canopy with extractor fan. Parquet wood effect tiled floor.

Utility Room.

Range of fitted high and low level units. Single drainer stainless steel sink unit with mixer tap. Parquet wood effect tiled floor. PVC double glazed back door.

First Floor Landing

Built in hotpress.

Master Bedroom

16'4" x 11'7" (4.98m x 3.53m)

Built in range of high-end fitted furniture including robes with matching drawers and beside cabinets.

En-Suite Shower Room

White suite comprising shower cubicle with wall mounted shower, vanity unit and low flush wc. Heated towel rail. Part tiled walls and tiled floor.

Bedroom 2

14'2" x 13'2" (4.32m x 4.01m)

Bedroom 3

13'3" x 11'4" (4.04m x 3.45m)

Bedroom 4

13'1" x 11'7" (4m x 3.53m)

Bathroom

Luxury four piece white suite comprising free standing bath, separate shower cubicle with wall mounted shower, pedestal wash hand basin and low flush wc. Heated towel rail. Part tiled walls and tiled floor. Spotlights.

Front Garden

Laid in lawn.

Enclosed Rear Garden

Laid in lawn with paved patio area. Garden shed.

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 Carrmonee 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.

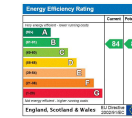
All Measurements are Approximate.

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.

