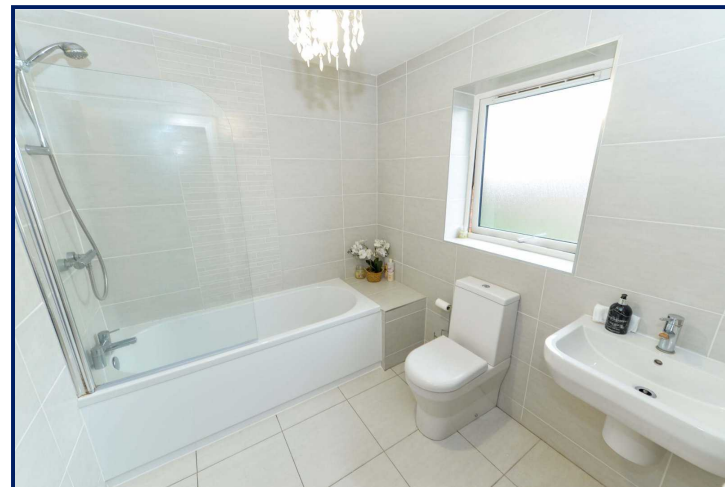
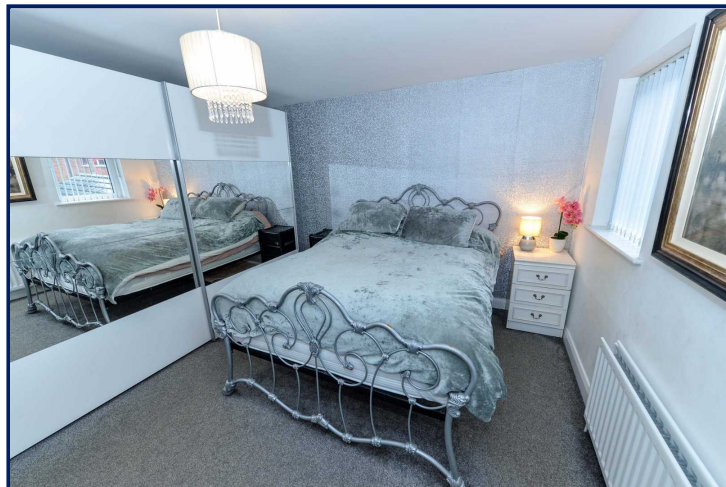


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>86</b>	<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



7 Highgrove Green, Carrickfergus,  
BT38 9UB

**Offers in the region of:  
£279,950**

 **Reeds Rains**

reedsrains.co.uk

## 7 Highgrove Green, Carrickfergus

A most deceptively spacious red brick three storey detached property that must be viewed to appreciate the family accommodation on offer. The well planned interior offers lounge with gas fire, stunning fitted kitchen through to sun lounge, four well proportioned bedrooms over two floors - master bedroom with en-suite shower room, family bathroom plus a study/nursery. The property boasts a gas fired central heating system and double glazed windows. Situated within a cul-de-sac with good driveway parking, Highgrove has proven to be a popular and sought after development.

### Entrance Hall

Laminate wooden floor.

### Cloakroom/WC

WC and wash hand basin.

### Lounge

13'8" x 13'1" (4.17m x 4m)

Wall mounted gas fire. Laminate wooden floor.

### Kitchen

13'7" x 12'1" (4.14m x 3.68m)

Modern range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Built in hob and oven. Integrated fridge/freezer and dishwasher. Tiled floor. Mirror splashback.

### Sun Lounge

14'1" x 12'1" (4.3m x 3.68m)

PVC double glazed French doors to rear garden. Tiled floor.

### Utility Room

Tiled floor.

### First Floor Landing

### Master Bedroom

13'8" x 12'4" (4.17m x 3.76m)

Range of fitted robes with mirrored sliding doors.

### En-Suite Shower Room

White suite comprising shower cubicle with wall mounted shower, pedestal wash hand basin and low flush wc. Tiled walls and floor. Heated towel rail.

### Bedroom 2

13'8" x 13' (4.17m x 3.96m)

Range of fitted robes with mirrored sliding doors.

### Second Floor Landing

### Bedroom 3

13'8" x 13' (4.17m x 3.96m)

Built in robes with mirrored sliding doors.

### Bedroom 4

13'9" x 12'2" (4.2m x 3.7m)

Fitted robes with mirrored doors, storage and dresser.

### Study

7'7" x 7' (2.3m x 2.13m)

### Bathroom

White suite comprising panelled bath, wash hand basin and low flush wc. Heated towel rail. Tiled walls and floor.

### Front Garden

Laid in lawn.

### Rear Garden

Laid in lawn with paved patio area.

### 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 Carnmoney 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 Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

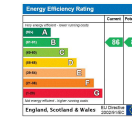
All Measurements are Approximate.

#### 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.

