



SALE AGREED

76 Huntingdale Grange

Ballyclare, BT39 9XY



Nest Estate Agents is excited to present to the market this beautifully spacious property located in the highly sought-after Huntingdale development in Ballyclare. Maintained with care by its current owner, we anticipate a high level of interest in this delightful home.

Internally, the property spans two floors and boasts a generously sized lounge, a modern fitted kitchen with a casual dining area, a sunroom, a snug, a convenient downstairs w.c, four well-proportioned bedrooms, and a family bathroom suite, ample storage throughout. Offering flexible living accommodation, it can function as either a five-bedroom home with two reception rooms or a four-bedroom property with three receptions, catering to diverse lifestyles.

Externally, the property features a rear enclosed garden complete with a patio and BBQ area, ideal for outdoor entertaining, complemented by lush lawns bordered by mature shrubbery.

Don't miss out on the opportunity to make this charming property your new home. Contact Nest Estate Agents today to arrange a viewing and discover the endless possibilities this property has to offer.

**ENTRANCE HALL** 45'11" x 16'4" x 29'6" & 39'4" x 22'11" x 9'10" x 16' (14'5" x 9' & 12'7" x 3'5")  
Composite front door with feature glass insert, glass side panels to door, ceramic tiled floor.

**LOUNGE** 12'8" x 15'3" (3.66m'2.44m" x 4.57m'0.91m")  
Feature gas fire with slate insert, tiled hearth with contrasting limestone surround and mantle. Tile wood effect flooring.

**DINING ROOM** 11'8" x 8'11" (3.35m'2.44m" x 2.44m'3.35m")  
Tiled ceramic floor, open plan to kitchen.

**FITTED KITCHEN** 11'8" x 12'9" (3.35m'2.44m" x 3.66m'2.74m")  
Solid oak shaker style fitted kitchen with a range of high and low level units, contrasting formica worktops, silgranite 1.5 bowl sink unit with drainer and mixer taps, space for range style cooker, stainless steel extractor fan, integrated fridge freezer, breakfast bar area, tiled splashback, ceramic tiled floor, feature spotlights.

**UTILITY** 10'4" x 9'3" (3.05m'1.22m" x 2.74m'0.91m")  
Range of high and low level units with contrasting formica worktops, stainless steel sink unit with drainer and mixer taps. space for washing machine, tiled splashback, tiled floor, access to rear garden.

**CONSERVATORY** 11'10" x 9'8" (3.35m'3.05m" x 2.74m'2.44m")  
Ceramic tiled floors.

**SNUG/ BEDROOM 4** 12'8" x 11'8" (3.66m'2.44m" x 3.35m'2.44m")  
Tiled wooden floor.

**BEDROOM 5** 12'8" x 11'5" (3.66m'2.44m" x 3.35m'1.52m")  
Built in furniture.

**DOWNSTAIRS BATHROOM** 8'11" x 5'6" (2.44m'3.35m" x 1.52m'1.83m")  
Modern white suite comprising low flush w.c, vanity style sink unit with mixer taps, enclosed mains shower, heated chrome towel rail, tiled floor, tiled walls, recessed spotlights.

**FIRST FLOOR** 8'11" x 3'2"  
Access to storage

**STORAGE** 4'2" x 5'7" (1.22m'0.61m" x 1.52m'2.13m")

**BEDROOM 1** 12'5" x 15'2" (3.66m'1.52m" x 4.57m'0.61m")

**BEDROOM 2** 12'8" x 12'5" (3.66m'2.44m" x 3.66m'1.52m")  
Leading to bedroom 3...

**BEDROOM 3** 10'4" x 12'5" (3.05m'1.22m" x 3.66m'1.52m")

**FAMILY BATHROOM** 9' x 7'2" (2.74m' x 2.13m'0.61m")  
Modern white suite comprising paneled bath with mixer taps and overhead electric shower unit, low flush w.c, pedestal wash hand basin with mixer taps, tiled walls, tiled floor.

**INTEGRAL GARAGE** 17'7" x 10'4" (5.18m'2.13m" x 3.05m'1.22m")  
Power and light, roller shutter controlled by remote.

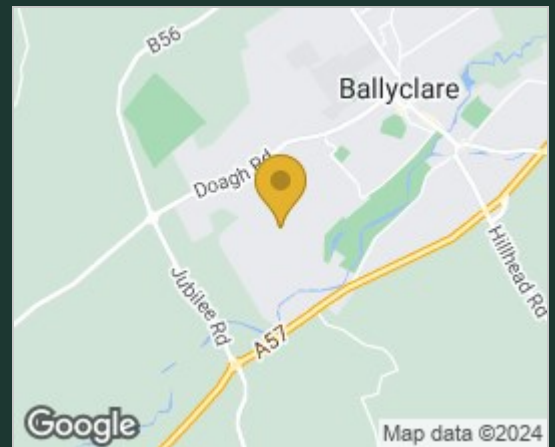
#### OUTSIDE

Rear enclosed gardens with laid in lawns bordered by mature shrubbery and wooden fence, paved patio and bbq area. Side garden with paving for shed or greenhouse. Outside tap. Outside light.

Front garden with laid in lawns, mature planting and flower beds. Private driveway for two cars. Integral garage.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Northern Ireland</b> EU Directive 2002/91/EC			<b>Northern Ireland</b> EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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