

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	67
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



11 Tudor Drive, Carrickfergus,  
BT38 9TT

Offers in the region of:  
**£259,950**

 **Reeds Rains**

reedsrains.co.uk



## 11 Tudor Drive, Carrickfergus

### Description

A most impressive detached family home that has been meticulously maintained with attention paid to every detail by present owners. Beautifully presented leaving little to do but simply move in the well planned interior offers lounge, contemporary open plan kitchen /dining including range of fitted appliances and sliding patio door to conservatory, four bedrooms - master bedroom with luxury en-suite bathroom and deluxe shower room. Benefiting from an oil fired central heating system and double glazed windows. Externally there is a private well enclosed rear garden, excellent driveway parking and integral garage. This is an ideal opportunity to acquire a most desirable family home ideal for today's growing family in a sought after location, an internal viewing is essential.

### Entrance Hall

Tiled floor.

### Cloakroom/WC

Sink unit and WC. Tiled floor.

### Lounge 16'6" x 16'1" (5.03m x 4.9m)

Feature multi burning stove. Laminate wooden floor. Double doors to:

### Kitchen Open To Dining Area 23'6" x 9'2" (7.16m x 2.8m)

Excellent range of fitted high and low level units. One and half bowl sink unit with mixer tap. Part tiled walls and tiled floor. PVC double glazed sliding patio door to:

### Conservatory 14'2" x 10'8" (4.32m x 3.25m)

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

### Utility Room

Range of fitted units. Tiled floor. PVC double glazed door to rear.

### First Floor Landing

Built in hotpress.

### Master Bedroom 11'4" x 10'5" (3.45m x 3.18m)

### En-Suite Bathroom

Deluxe four piece suite comprising shower cubicle with wall mounted rain head electric shower, stand alone bath, pedestal wash hand basin and low flush wc. Wall mounted heated towel rail. Tiled floor. Spotlights. Built in drawers.

### Bedroom 2 14'1" x 10'6" (4.3m x 3.2m)

### Bedroom 3 14'4" x 10'6" (4.37m x 3.2m)

### Bedroom 4 9'6" x 8'6" (2.9m x 2.6m)

### Shower Room

Contemporary three piece white suite comprising separate walk in shower cubicle with wall mounted shower, pedestal wash hand basin and low flush wc. Tiled walls and floor.

### Integral Garage 16'6" x 10'1" (5.03m x 3.07m)

Remote control roller door. Light and power.

### Front Garden

Pavior brick driveway offering good parking facilities.

### Rear Garden

Enclosed rear garden with spacious paved patio area and range of plants and shrubs.

### 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.

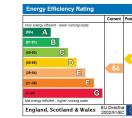
All Measurements are Approximate.

#### 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.