



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>	<b>65</b>	<b>68</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	



65 Broadlands Park, Carrickfergus,  
BT38 7DB

**Offers in excess of: £325,000**

 **Reeds Rains**

reedsrains.co.uk



## 65 Broadlands Park, Carrickfergus

A most impressive extended 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 three separate reception rooms plus first floor games room, contemporary open plan kitchen /dining including range of fitted appliances and sliding patio door to the private rear garden with decked area. Currently utilised as three double bedrooms (two bedrooms have been knocked into one), master bedroom with en-suite shower room and deluxe four piece family bathroom. Benefiting from an oil fired central heating system and double glazed windows. Externally there is a private well enclosed rear garden with patio and decking areas, excellent driveway parking approaching 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

Solid wood strip floor. Under stair storage.

### Lounge

16'6" (5.03) x 13'8" (4.17) (Into Bay)  
Feature wood surround fireplace with slate inset and matching hearth. Views towards Belfast Lough. Double doors leading to dining area.

### Kitchen Dining Room

24'3" x 11'11" (7.4m x 3.63m)  
Comprehensive range of contemporary fitted high and low level units. Stainless steel sink unit with mixer tap. Laminate work surfaces with matching upstand. Four ring electric hob with matching double oven. Integrated dishwasher. Stainless steel effect extractor fan with glass splash back. Porcelain tile floor. Recessed spotlights.

### Utility Room

Range of contemporary fitted units. Single drainer stainless steel sink unit with mixer tap. Porcelain tile floor. Plumbed for washing machine and vented for tumble dryer. Door to rear garden. Access to garage.

### Cloakroom/WC

Pedestal wash hand basin and low flush wc. Porcelain tile floor.

### Family Room

16'3" x 10'9" (4.95m x 3.28m)  
Solid wood strip floor. Recessed spot lights. Sliding patio doors onto rear garden.

### Sunroom

16'6" (5.03) x 14'2" (4.32)(At widest)  
Feature cast iron log burning stove. Solid wood strip floor. Understair storage cupboard. Patio doors onto rear garden. Staircase to first floor.

### First Floor Landing

Shelved hotpress. Access to floored roofspace via slingsby style ladder.

### Master Bedroom

15'7" x 10'7" (4.75m x 3.23m)  
Built in robe. Recessed spot lights. Velux window.

### En-Suite Shower Room

White suite comprising tiled shower cubicle with wall mounted electric shower, pedestal wash hand basin and low flush wc. Tiled floor.

### Bedroom 2

20'9" (6.32) x 13'6" (4.11) (At widest)  
Views towards Belfast Lough. This bedroom could easily be re-instated as two bedrooms.

### Bedroom 3

11'7" x 10'3" (3.53m x 3.12m)  
Views towards Belfast Lough.

### Games Room/Play Room

28'2" x 16'8" (8.59m x 5.08m)  
Full length room with velux windows and recessed spot lights. Double doors to Juliet style balcony. Solid wood floor.

### Bathroom

Contemporary four piece white suite comprising corner panelled bath, separate tiled shower cubicle with wall mounted electric shower, pedestal wash hand basin and push button wc. Tiled floor.

### Loft Storage

### Front Garden

Laid in lawn with a range of mature plants and shrubs.

### Rear Garden

Fully enclosed private rear garden laid in lawn with extensive decking and patio areas. Bordered by mature trees. Outside sensor security light.

### Driveway Parking

Tarmac driveway offering ample parking facilities.

### Integral Garage

18'4" x 10'6" (5.6m x 3.2m)  
Electric roller door. Light and power. Wall length built in storage cupboards.

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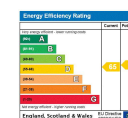
All Measurements are Approximate.

#### 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.