

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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



24 Highgrove Green,
Carrickfergus, BT38 9UB

Offers in the region of:
£224,950

Reeds Rains

reedsrains.co.uk

24 Highgrove Green, Carrickfergus

A stunning red brick semi detached property with open aspect to the front. Offering deceptively spacious accommodation the contemporary well finished interior offers spacious lounge, extensive open plan modern fitted kitchen/dining and sun lounge, utility room, ground floor cloakroom, three well proportioned bedrooms - master bedroom with en-suite and a luxury white bathroom suite. Benefiting from a gas fired central heating system, double glazed windows, enclosed rear garden and good driveway parking. All in all this is a beautiful home suited to a wide spectrum of buyers within a sought after development with little to do but simply move in.

Entrance Hall

Tiled floor.

Cloakroom

WC and wall hung sink unit. Tiled floor.

Lounge

18'3" x 11'5" (5.56m x 3.48m)

Laminate wooden floor.

Kitchen/Dining Area/Sun Lounge

23'3" x 18'1" (7.09m x 5.5m)

Modern range of fitted high and low level units. Quartz worktops. Display cabinets. Belfast style sink unit with mixer tap. Built in five ring gas hob and eye level double oven. Centre island with wine fridge. Extractor fan. Wall mounted radiator. Spotlights. Tiled floor. PVC double glazed French doors to rear garden.

Utility Room

Range of fitted high and low level units. Tiled floor. Door to rear garden.

First Floor Landing

Master Bedroom

13'3" x 11'5" (4.04m x 3.48m)

En-Suite Shower Room

Shower cubicle with rain head shower and shower attachment, wall hung vanity unit and low flush wc. Heated towel rail. Tiled walls and floor.

Bedroom 2

12'1" x 11'5" (3.68m x 3.48m)

Bedroom 3

8'9" x 7'8" (2.67m x 2.34m)

Bathroom

White suite comprising panelled bath with rain head shower and shower attachment, vanity unit and low flush wc. Tiled walls and floor.

Front Garden

Laid in lawn. External power points.

Rear Garden

Laid in lawn with paved patio area. Garden shed. External power points.

Driveway

Tarmac driveway providing good parking facilities.

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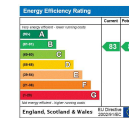
All Measurements are Approximate.

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.