



FOR SALE

11 Burnet Park

Newtownabbey, BT37 0XY

Offers over £219,950



Nest Estate Agents are delighted to bring to market this immaculately presented three bedroom detached home, occupying a prime site within the sought after Brambles development located off the Old Carrick Road, Newtownabbey. Internally this property benefits from three well proportioned bedrooms (one with en-suite shower room), a spacious lounge with open fire, kitchen/dining area, separate dining area and conservatory.

Externally the property enjoys generous sized private driveway finished in brick paving and lawn, integral garage and fully enclosed rear garden finished in lawn with additional patio area and entertaining space. Other attributes include double glazing throughout and gas heating. Located within a short distance to the M2 this is the ideal property for those seeking a short commute to Belfast City Centre but with a semi-rural feel. Easy access to public transport within short walking distance and less than 25 minutes from both Belfast International and Belfast city airports.

This property sits within 5 miles of Whiteabbey Village. Boasting a range of various shops, restaurants and picturesque walks along the coast such as Hazelbank park and Jordanstown Loughshore park.

To arrange a viewing contact Nest on 02893438090, early viewing is highly recommended as this property will appeal to a range of buyers.

**HALLWAY 7'11" x 5'5"**

PVC wood effect external door with glazed side panel. Tiled flooring. Double height ceiling with Velux window.

**LIVINGROOM 16'5" x 12'3"**

Solid wood flooring. Feature fire with marble hearth, wooden surround and mantle. Wooden French doors with glass panels leading to dining room.

**DINING ROOM 9'9" x 7'6"**

Solid wood flooring. Glazed wooden door leading to conservatory.

**KITCHEN 16'5" x 9'9"**

Fitted kitchen with a range of high and low level units, contrasting formica worktops. Stainless steel 1.5 bowl sink unit with drainer and mixer tap. Neutral ceramic tile splash back. Space for freestanding cooker/oven. Integrated stainless steel extractor fan. Integrated fridge. Integrated dishwasher. Access to Garage and understairs storage. Ceramic tiled flooring.

**STORAGE 3' x 9'4"**

**CONSERVATORY 16'4" x 9'3"**

PVC double glazed frame, door to rear garden. Wood effect laminate flooring.

**BEDROOM 1 17'4" x 9'11"**

Built in wardrobes.

**ENSUITE 8'11" x 6'9"**

Modern three piece suite comprising low flush w/c, floating vanity unit with chrome mixer tap, ceramic tiled shower enclosure. Tiled splashback. Recessed spotlights. Chrome towel radiator. Ceramic tiled floor.

**BEDROOM 2 12'4" x 13'1"**

**BEDROOM 3 9'2" x 11'3"**

**BATHROOM 7'1" x 7'11"**

Three piece suite comprising of low flush w/c, pedestal wash hand basin and panelled bath with handheld mixer shower and overhead electric shower unit. Fully tiled walls. Ceramic tiled floor. Recessed spotlights. Wooden Velux window.

**LANDING 7'3" x 2'10"**

**STORAGE 3'4" x 1'10"**

**GARAGE 17'9" x 9'2"**

Power and light, plumbed for washing machine. Built in storage. Roller shutter door. Access via kitchen and garden.

**OUTSIDE**

Rear enclosed garden laid in lawns, paved patio area bordered by mature shrubbery and wooden fence. Outside tap. Outside light.

Front driveway finished in brick paving and lawn with additional side paving to the rear garden, parking for two+ cars.

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		
Northern Ireland EU Directive 2002/91/EC			Northern Ireland 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 of 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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