

# 1 FARM LODGE STABLES CARRICKFERGUS BT38 8ZL



This stunning detached red-brick home offers an ideal family living experience in the highly sought-after Upper Road, Greenisland. Boasting four spacious double bedrooms and stylish open plan dining and family areas the home is immaculately presented throughout, and offers a perfect blend of comfort and style, making it an ideal choice for purchasers seeking a prime location.

Stunning red brick detached house  
 Four double bedrooms  
 Ensuite shower room off the master bedroom  
 Impressive entrance hall incorporating a part oak staircase  
 Lounge with cast iron stove  
 22' dining area open plan to family room  
 Family room boasts double doors to rear garden  
 Contemporary kitchen hosting a range of built in appliances and breakfast bar  
 Utility room and downstairs Wc  
 Family bathroom with a white suite and separate shower cubicle  
 Gas heating system  
 Double glazed windows in upvc frames  
 Oak internal doors  
 Fully enclosed gardens part laid to lawn, part laid to patio

## Offers Around £309,995

Tenure: Freehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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PRS Property Redress Scheme

OFT Approved code



**Entrance Hall**

Composite door to front aspect, staircase with oak balustrade, radiator, ceramic tiled floor, doors to



**Downstairs WC**

Double glazed window to front aspect, low flush WC, floating sink, radiator, ceramic tiled flooring



**Lounge**

14'0 x 13'3

Double glazed window's to front and side aspect, hole in the wall style fireplace with cast iron stove, tiled hearth, radiator



**Kitchen**

11'11 x 10'11

Open plan to sun room, kitchen area double glazed window to front aspect, range of contemporary high and low level units with roll edge worktops, inset 1.5 bowl with stainless steel sink and drainer with mixer tap over, integrated oven with four ring ceramic hob and stainless steel chimney style extractor fan over, built in fridge freezer and dishwasher, breakfast bar, radiator, ceramic tiled floor



**Family room/sunroom**

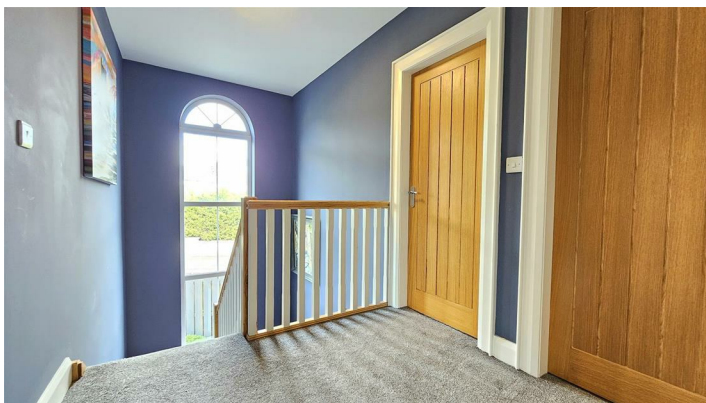
22'0 x 11'9

Double glazed windows to rear and side aspect, double glazed double doors to rear garden, radiator, ceramic tiled flooring,

**Utility room**

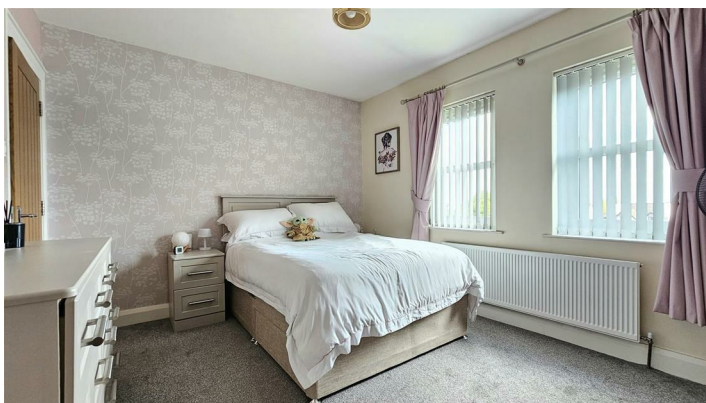
9'9 x 5'3

Double glazed window to side aspect, double glazed door, range of high and low level units with roll edge worktops, inset 1.5 bowl stainless steel sink and drainer with mixer tap over, plumbed for washing machine,



**Stairs and Landing**

Access to loft space, storage cupboard, radiator, doors to



**Bedroom one**

14'1 x 10'3

Double glazed windows to front aspect, radiator



**Ensuite/Shower room**

Double glazed window to side aspect, white suite comprising low flush WC, floating sink and built-in shower cubicle with electric shower over, radiator, ceramic tiled floor



**Bedroom two**

14'2 x 8'9

Double glazed window to rear aspect, radiator



**Bedroom three**

9'2 x 9'11

Double glazed window to side aspect, radiator



**Bedroom four**

11'0 x 8'8

Double glazed window to front aspect, radiator



### **Family bathroom**

Double glazed window to rear aspect, white suite comprising low flush WC, floating sink, enclosed bath, separate shower cubicle with thermostatically controlled shower over, radiator, ceramic tiled floor

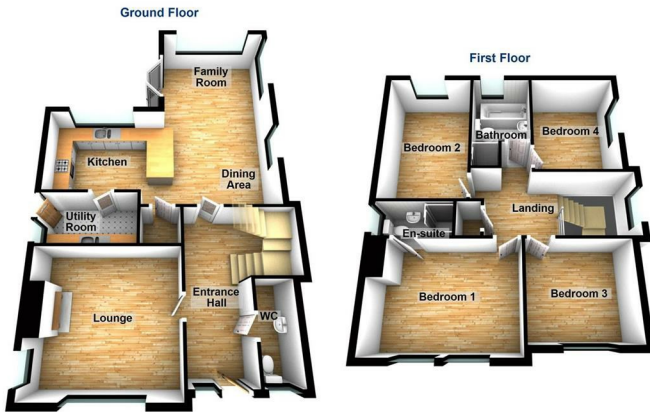


### **Gardens and grounds**

Fully enclosed rear garden part laid to lawn part laid to patio



**Floor Plans**



New to the market... details, measurements and photos to follow shortly

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