

10 Hansons Hall Park, Ballyclare, BT39 9YG



- Superb Contemporary Detached Family Home
- 4 Bedrooms
- 2+ Reception
- Open Plan Luxury Kitchen with Living/Dining Aspect
- Luxury Shaker Kitchen in Oxford Blue Finish
- Sun Lounge Extension
- Master With Deluxe En Suite Shower Room
- Modern White Three Piece Family Bathroom
- Alarm System / Gas Heating / PVC Double Glazed
- Fully Enclosed Garden To Rear

PRICE Offers Around £249,950

Positioned within a recently constructed, select modern development. This superbly presented 4 bedroom detached family home, offers an excellent opportunity to purchase a home with a well planned living layout and turn key style finish at a realistic price. Perfect for a purchaser searching for a new home without the wait. The accommodation briefly comprises 4 bedrooms, 2 reception including sun lounge extension. Open plan luxury shaker kitchen with a casual living/dining aspect. Master bedroom with en suite. Matching fitted utility and furnished ground floor cloakroom. Early viewing is recommended to avoid disappointment.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

Composite front door leading to:

ENTRANCE HALL

Ceramic tiled floor extending through ground floor.

MODERN FURNISHED CLOAKROOM

Comprising pedestal wash hand basin with tiled accent panel and push button WC.

LOUNGE 18'0" x 11'6"

Dual window aspect.



LUXURY OPEN PLAN KITCHEN / LIVING/DINING 13'6" x 13'2"

Equipped with a comprehensive range of high and low level shaker style fitted in Oxford Blue finish with contrasting work surfaces. A host of integrated appliances including eye level double oven, 4 ring hob with co-ordinating black extractor canopy, dishwasher & fridge freezer. Inlaid one and half colour-coated sink with swan neck mixer tap. Window pelmet with recessed lighting. Complimentary wall tiling in metro brick tile. Low voltage spot lighting. Open plan through to

SUN ROOM 12'6" x 10'9"

Recently installed cast iron multi fuel stove on slate hearth. Composite double glazed door to patio and garden.



UTILITY ROOM

Fitted with a matching range of shaker style units in Oxford Blue finish. Single drainer stainless steel sink unit with mixer tap. Complimentary wall tiling in metro brick finish.

Staircase to first floor landing with shelved storage cupboard.

FIRST FLOOR

BEDROOM 1 14'2" x 9'9"

DELUXE EN-SUITE

Superb three piece suite comprising shower enclosure with drench style shower. Modern vanity unit in graphite grey finish with fixed LED back-lit mirror. Push button w.c. Chrome panelled radiator. Ceramic tiled flooring.



BEDROOM 2 13'9" x 9'9"

BEDROOM 3 8'3" x 9'3"



BEDROOM 4 8'6" x 9'3"

Presently used as home office/study. Built in storage cupboard.

MODERN FAMILY BATHROOM

Comprising white three piece suite, panelled bath with tiled splash back, semi-pedestal wash hand basin with tiled accent panel, push button w.c. Fixed LED back-lit mirror. Chrome panelled radiator. Ceramic tiled flooring.



OUTSIDE

Garden to front finished in pink stones for low maintenance.

Private driveway to side offering ample car parking space.

Full enclosed secure rear garden laid in neat lawn with brick paved patio area, perfect for family BBQ's.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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	

IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.