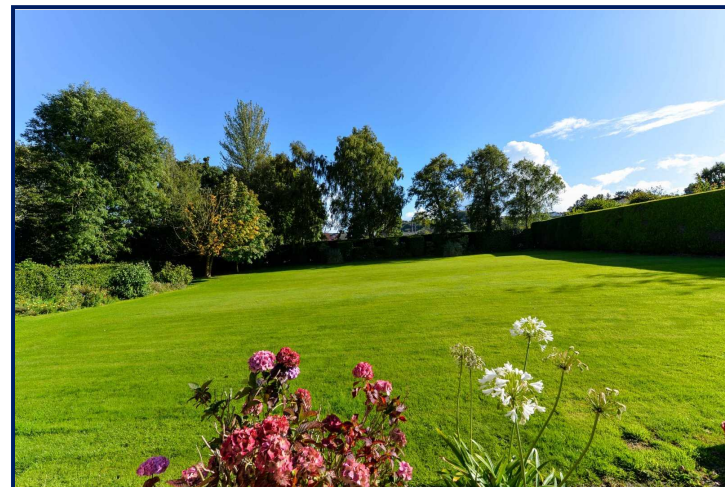





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	61
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



11 Lower Woodlands, Ballycarry, BT38 9JB

Offers in the region of: **£350,000**

 **Reeds Rains**

reedsrains.co.uk

11 Lower Woodlands, Ballycarry

Description

Nestled in the quaint village of Ballycarry this beautiful detached family home is situated on an unique secluded site of approximately 0.8 acres. The charming interior offers through to ideal family living space briefly comprising three separate reception rooms plus conservatory, excellent fitted kitchen, four well proportioned bedrooms - master bedroom with en-suite shower room and a superb family bathroom. Benefiting from an oil fired central heating system, double glazed windows and integral garage. Externally the private driveway offers excellent parking facilities, mature gardens with meticulously manicured lawns, and an abundance of plants and shrubs a stunning site rarely found within small select developments.

Ballycarry is a small village with local primary school and convenience store just a short drive to neighbouring Whitehead town with picturesque promenade walk, train station and coffee shops. All in all an ideal home for todays growing family, an internal viewing can be scheduled through Reeds Rains on 02893 351727.

Entrance Hall

Understair storage.

Cloakroom/WC

WC and wash hand basin. Tiled floor. Part tiled walls.

Lounge

22'8" x 11'9" (6.9m x 3.58m)

Feature fireplace with tiled inset and hearth incorporating an open fire.

Family Room

12'3" x 10'3" (3.73m x 3.12m)

PVC double glazed patio door to:

Conservatory

12'7" x 11'2" (3.84m x 3.4m)

PVC double glazed windows and French doors to stunning rear garden. Tiled floor. Radiator.

Kitchen

14'5" x 9'2" (4.4m x 2.8m)

Excellent range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Built in hob and oven. Pelmet with spotlights. Extractor fan. Part tiled walls and tiled floor.

Utility Room

15'9" x 8'2" (4.8m x 2.5m)

Range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Part tiled walls and tiled floor.

First Floor Landing

Master Bedroom

11'9" x 11'2" (3.58m x 3.4m)

Excellent range of fitted robes with matching overhead storage.

Bedroom 2

10'5" x 9'4" (3.18m x 2.84m)

Built in robe with shelving.

Bedroom 3

10'5" x 9'4" (3.18m x 2.84m)

Bedroom 4

12' x 9'8" (3.66m x 2.95m)

Laminate wooden floor.

Bathroom

Four piece suite comprising wood panelled bath, separate PVC panelled shower cubicle with thermostatically controlled shower, vanity unit and low flush wc. Tiled walls.

En-Suite Shower Room

Shower cubicle with wall mounted shower, pedestal wash hand basin and low flush wc. Fitted robes with mirrored sliding doors.

Integral Garage

18'4" x 16' (5.6m x 4.88m)

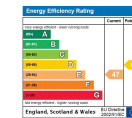
Metal up and over door. Light and power.

Gardens

Situated on a stunning mature site extending to approximately 0.8 acres laid in beautifully manicured lawns, well tended hedging and a variety of plants and shrubs. The tranquil setting is ideal for family BBQ's and alfresco dining.

Driveway

Driveway and ample parking facilities.



For full EPC please contact the branch.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

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.

