



17 Baronsgrange Rise, Carryduff,
Belfast, BT8

Asking Price: £289,950

 **Reeds Rains**

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EPC Rating: B 84

Recently Constructed Semi-Detached Home Situated On An Impressive Corner Site.

DESCRIPTION

A recently constructed, red brick semi-detached home in the highly sought after Baronsgrange development in Carryduff.

The superb home offers beautiful accommodation throughout, with the ground floor comprising a spacious family room, a kitchen with integrated appliances and ample dining space, as well as a downstairs wc. The first floor provides three well appointed bedrooms with the master having an ensuite shower room, and there is also a stunning main bathroom suite. As this home is situated on a very impressive corner site, the home provides a driveway with ample car parking space, and beautifully maintained front, side and rear gardens laid in lawn. The rear garden also has a large decking area, outside light, tap and electric port.

The property offers ease of access to the many amenities within Carryduff, and is only a 15-20 minute drive from the Belfast City Centre.

Early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Entrance Hall

A spacious entrance hall with a composite front door, tiled floor and wall paneling.

Family Room

13'11" x 12'4" (4.24m x 3.76m)

A bright and cosy family room with carpet flooring and an outlook to the front.

Kitchen/Dining

19'5" x 10'10" (5.92m x 3.3m)

The kitchen has an excellent range of high and low level units, a stainless steel extractor

hood, basin with swan neck mixer tap and integrated appliances to include a fridge freezer, four-ring gas hob, electric oven, dishwasher. The kitchen also has an island space with further units, and space for dining. The kitchen has been beautifully finished with a tiled floor, part tiled walls and ceiling spots. There are also sliding doors to the stunning rear garden.

Downstairs WC

A convenient wc with a wash hand basin with vanity and mixer tap, low flush wc and a heated towel rail. The wc has been finished with a tiled floor and ceiling spots.

FIRST FLOOR

Landing

The spacious landing has a large storage cupboard, and has access to the roof space.

Bedroom One

14'2" x 12'2" (4.32m x 3.7m)

An excellent master bedroom with carpet flooring and an outlook to the front. There is also an ensuite shower room.

Ensuite Shower Room

10'2" x 6'8" (3.1m x 2.03m)

Beautiful ensuite shower room with a low flush wc, wall mounted wash hand basin mixer tap and vanity unit, and a shower cubicle with a thermo controlled shower unit.

Bedroom Two

12'2" x 10'10" (3.7m x 3.3m)

A double bedroom with carpet flooring.

Bedroom Three

10'10" x 9'9" (3.3m x 2.97m)

A very generous third bedroom with carpet flooring.

Bathroom

8'4" x 6'9" (2.54m x 2.06m)

Beautiful main bathroom suite, with a low flush

wc, a wall mounted wash hand basin with mixer tap and vanity unit, and bath with mixer taps and shower unit. The bathroom has a tiled floor and ceiling spots.

Outside

On the outside of the property, there are beautifully maintained front, rear and side gardens laid in lawn, a tarmac driveway with space for multiple cars, a patio area and large decking area to the rear, an outside light tap, and electric port.

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All Measurements
All Measurements are Approximate.

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Floorplan Clause
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