



73 Burnside Road, Doagh, BT39 0SH

- Immaculately Presented Family Detached
- Attached/Integral Annex
- Utility Room; Furnished Cloakroom
- Gas Heating; Double Glazing
- Fully Landscaped Site; Open Aspect To Rear
- Six Bedroom; Three+ Reception
- Luxury Fitted Kitchen
- Deluxe Bathroom; En Suite Shower Room
- Generous Parking
- Convenient, Village Setting

Offers Over £284,950

EPC Rating D





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens and fanlight over. Tiled floor. Feature height ceiling. Stairwell to first floor. Access to under stairs store.

LOUNGE 15'5" x 11'10"

Dual aspect windows. Open fire in cast iron fireplace with tiled hearth. Coving to ceiling.

STUDY 18'1" x 7'7"

LIVING THROUGH DINING ROOM 19'4" x 14'6"

Tiled inglenook recess with cast iron, wood burning stove on granite hearth. Tiled floor. Double glazed French doors to rear garden. Open arch leading to:

KITCHEN 15'9" x 9'7" (wps)

Luxury fitted kitchen with range of high and low level storage units with contrasting, wood grain effect, melamine work surface. Matching island unit with breakfast bar area and granite worktop. Stainless steel sink unit with draining bay. Space for range style oven with extractor hood over. Secondary sink with Quooker boiling water tap. Integrated fridge freezer, dishwasher and microwave oven. Glass fronted display cabinets. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Recessed lighting to kickboards. Tiled floor.

UTILITY ROOM 12'2" x 5'1"

Range of high and low level storage units with contrasting, wood grain effect, melamine work surface. Plumbed for automatic washing machine. Space for tumble dryer. Tiled floor. PVC double glazed door to rear garden.



FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising vanity unit and WC. Splashback tiling to sink. Illuminated mirror over sink. Tiled floor.

FIRST FLOOR

LANDING

Coving to ceiling. Stairwell to second floor. Access to under stairs store.

BEDROOM 2 15'3" x 10'11"

Rural views to rear. Wood laminate floor covering. Coving to ceiling.

BEDROOM 3 15'5" x 11'10"

Dual aspect windows with view towards park. Coving to ceiling.

BEDROOM 4 11'8" x 10'11"

View towards park. Coving to ceiling. Wood laminate floor covering.

BEDROOM 5 11'10" x 11'2"

View towards park. Coving to ceiling.

BEDROOM 6/STUDY 10'5" 8'7"

Rural views to rear.

DELUXE BATHROOM

White, four piece suite comprising, freestanding, claw foot bath, separate, oversized shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head. Illuminated mirror over sink. Towel radiator. Wood laminate floor covering. Access to shelved store.

SECOND FLOOR

LANDING

Access to under eaves storage.

PRINCIPAL BEDROOM 30'0" x 19'9" (wps)

Dual aspect windows. Walk in wardrobe/dressing area.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising panelled shower enclosure, vanity unit and WC. Electric shower. Splashback tiling to sink. Chrome towel radiator. Wood laminate floor covering. Built in, shelved, storage area.

INTEGRAL ANNEX

Potential use as secondary accommodation or commercial, subject to necessary checks and approval.

ROOM 1 18'1" x 14'1"

PVC double glazed front door with matching side screen and fanlight over. Wood laminate floor covering.

ROOM 2 9'11" x 7'3"

Wood laminate floor covering.

KITCHEN 13'5" x 10'0" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Space for under counter fridge. Splashback panelling to walls. Wood laminate floor covering. PVC double glazed door to rear garden.

FURNISHED CLOAKROOM

White, two piece suite comprising wash hand basin and WC. Wood laminate floor covering.

EXTERNAL

Private driveway, finished in tarmac.

Second driveway/yard to rear, finished in concrete.

External lighting.

External power points.

Outside tap.

PVC soffits, fascia and rainwater goods.

Roofed patio area.

Fully landscaped rear garden, finished in lawn, paved patio area, decorative stone and raised beds.

Open aspect to rear.

GARDEN STORE 11'10" x 7'8"

Power, light, PVC double glazed window and timber double doors.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS



Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Immaculately presented, spacious family detached, with annex and generous sized garden, situated in Burnside village, Doagh, Ballyclare.

The property comprises entrance hall, lounge, study, living through dining room, open arch to luxury fitted kitchen with informal dining area, utility room, furnished cloakroom, six well proportioned bedrooms, to include principal en suite, and separate deluxe family bathroom. The attached annex, which includes main room, secondary room, kitchen and furnished cloakroom, could be suited for use as secondary accommodation or commercial, subject to necessary checks and approval.

Externally, the property enjoys parking front and rear, yard area, and rear garden finished in lawn, decorative stone, patio areas, raised beds and garden store.

Other attributes include gas heating, double glazing and being within a convenient, village setting.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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