



31 Village Green, Doagh, BT39 0UD

- Impressive Family Detached
- Five Bedroom; Three+ Reception
- Luxury Fitted Kitchen & Utility Room
- Deluxe Shower Room
- Principal En Suite & Dressing Room
- Oil Heating; PVC Double Glazing
- Private Driveway
- Integral Double Garage
- Fully Landscaped Site
- Exceptionally Finished Throughout

Offers Over £485,000

EPC Rating D





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Composite triple glazed front door with matching side screen. Tiled floor. Glass panelled door with matching side screens leading to entrance hall. Stairwell to first floor. Access to under stairs store.

ENTRANCE HALL

Tiled floor. Stairwell to first floor. Access to under stairs store. Glass panelled French doors leading to lounge and dining room.

FURNISHED CLOAKROOM

Contemporary white two piece suite comprising wash hand basin and concealed cistern WC. Part tiling to walls. Towel radiator. Tiled floor.

LOUNGE 28'8" x 13'7" (wps)

Bay window to front elevation. Open fire in granite fireplace with matching hearth and timber surround. Timber flooring. PVC double glazed French doors leading to rear garden.

DINING ROOM 14'1" x 11'0"

Timber floor.



FAMILY ROOM 15'8" x 11'10" (wps)

KITCHEN WITH INFORMAL DINING AREA 21'1" x 11'4"

Luxury fitted kitchen with range of high and low level handleless storage units, with contrasting solid quartz work surface. Inlaid stainless steel 1.5 bowl sink unit. Fitted breakfast bar unit. Comprehensive range of Siemens integrated appliances, comprising touch screen induction hob, double oven, microwave oven, dishwasher and coffee machine. Space for wine fridge. Extractor hood. Solid quartz splash back and upstands to walls and sill. Tiled floor.

UTILITY ROOM 11'5" x 7'1"

Range of fitted storage units, with solid quartz work surface. Stainless steel 1.5 bowl sink unit. Built in Siemens washing machine and CDA tumble dryer. Solid quartz upstands and sill. Tiled floor. Access to integral garage. PVC double glazed door to rear garden.

FIRST FLOOR

GALLERY LANDING

Feature window to half landing. Access to hot press and roof space. Positive air ventilation system.

PRINCIPAL BEDROOM 16'9" x 16'7"

Range of fitted storage units. Access to roof space.

WALK IN WARDROBE / DRESSING ROOM 10'2" x 6'11"

Range of fitted wardrobe and storage units.

DELUXE FULLY TILED EN SUITE BATHROOM

Contemporary four piece suite comprising freestanding bath, separate oversized fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head.

BEDROOM 2 14'2" x 13'7"

Fitted wardrobes and storage units. Rural views.

BEDROOM 3 16'10" x 11'5"

Built in wardrobe.

BEDROOM 4 15'9" x 11'5"

Built in wardrobe.

BEDROOM 5 11'0" x 10'10"

DELUXE FAMILY SHOWER ROOM

Contemporary three piece suite comprising fully tiled oversized shower enclosure, floating double basin vanity unit and concealed cistern WC. Thermostat controlled mains shower unit with drench shower head. Part tiling to walls. Towel radiator. Tiled floor.

EXTERNAL

Generous sized private driveway area finished in tarmac.

Front gardens finished in lawn, slate chippings and range of shrubs.

External lighting.

Fully enclosed rear garden finished in lawn, paved patio areas, raised bedding, slate chippings and range of plants, trees and shrubbery.





INTEGRAL DOUBLE GARAGE 22'2" x 16'7"

Power operated up and over double door. Separate service door to utility room. Power, light and oil fired central heating boiler.

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.



Exceptionally presented, fully modernised, five bedroom / three+ reception, family detached home, situated within the well sought after Village Green development, Doagh, Ballyclare.

The property comprises entrance porch, entrance hall, furnished cloakroom, lounge, family room, dining room, kitchen with informal dining area, luxury modern fitted kitchen, utility room, five well proportioned bedrooms, to include principal suite with walk in wardrobe / dressing room and deluxe en suite bathroom, and separate, deluxe family shower room.

Externally, the property enjoys private driveway finished in tarmac, integral double garage, and gardens front and rear, finished in lawn, paved patio areas, raised beds, and range of plants, trees and shrubbery.

Other attributes include oil heating, PVC double glazing, and convenient, village setting.

Early viewing highly recommended.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	
		68	72

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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