



8 Heston Drive, Carrickfergus, BT38 9EL

- Detached Family Bungalow
- Kitchen With Informal Dining Area
- Deluxe Shower Room & En Suite
- Private Driveway; Large Integral Garage
- Convenient Location

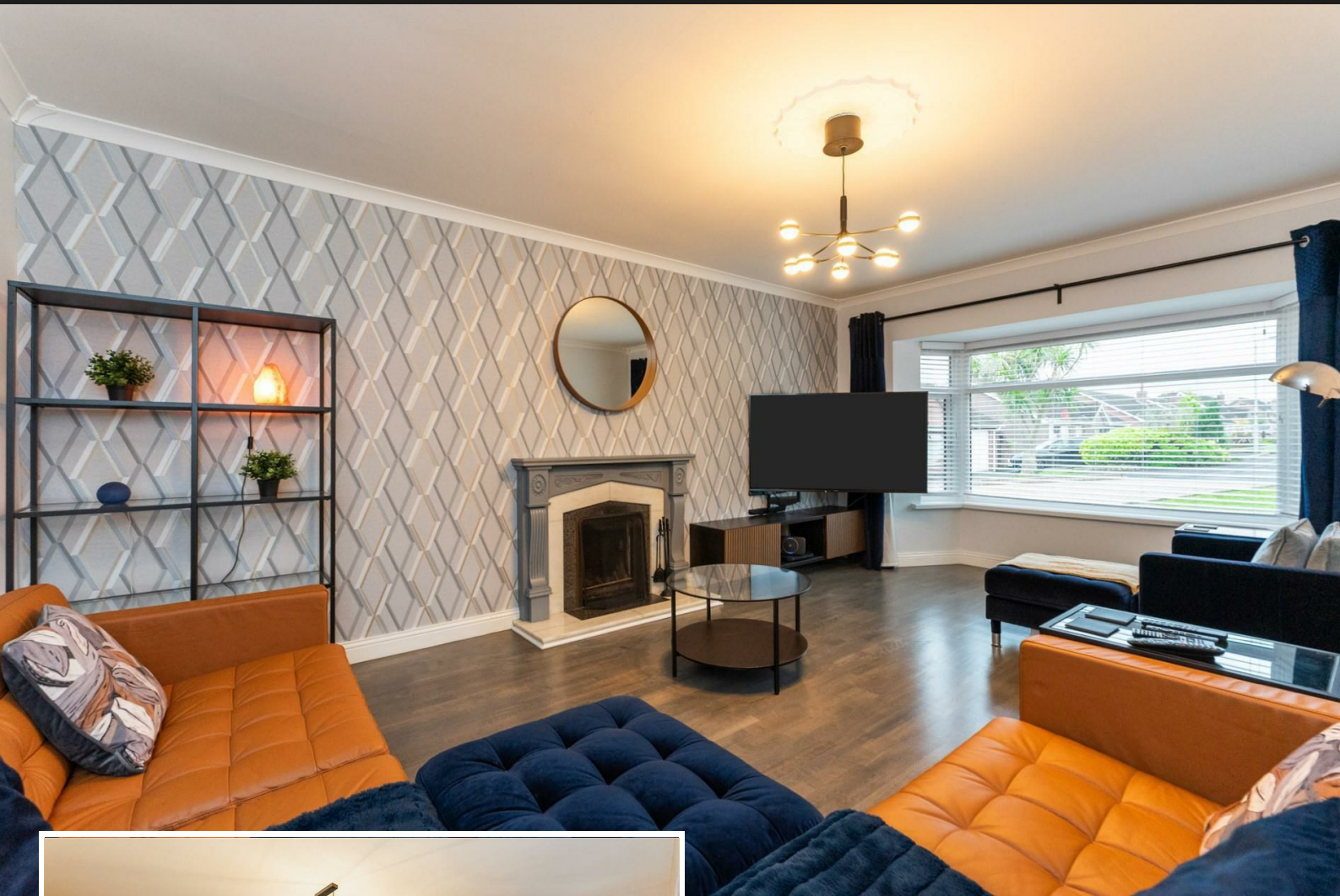
- Four Bedroom; Two+ Reception
- Utility Room
- Gas Heating; PVC Double Glazing
- Gardens Front, Side and Rear
- Immaculately Presented Throughout

Offers Over £299,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed front door with matching side screen.
Glass panelled door, with matching side screen, leading to:

ENTRANCE HALL

Wood laminate floor covering. Access to cloakroom. Access to store with gas fired central heating boiler. Access to large, partially floored roof space via slingsby style ladder.

LOUNGE 19'9" x 12'8" (wps)

Bay window to front elevation. Open fire in marble fireplace with granite inset, matching hearth and timber surround.
Wood laminate floor covering.

DINING ROOM 12'5" x 12'4"

Wood laminate floor covering. Glass panelled door leading to:



KITCHEN WITH INFORMAL DINING AREA 13'11" x 12'5"

Modern fitted, high gloss kitchen with range of high and low level storage units with contrasting, stone effect, melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Space for range style oven with glass splashback and extractor hood over. Integrated fridge and dishwasher. Upstands to walls to match work surface. Tiled floor. Glass panelled, leading to:

UTILITY ROOM 12'5" x 6'6"

Range of fitted storage units with contrasting, stone effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Plumbed and space for washing machine. Upstands to walls to match work surface. Tiled floor. Access to integral garage. PVC double glazed door to patio and rear garden.



PRINCIPAL BEDROOM 15'1" x 13'1" (wps)

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising shower enclosure, vanity unit and WC. Electric shower. Chrome towel radiator.



BEDROOM 2 13'9" x 13'5" (wps)

BEDROOM 3 13'1" x 10'9"

Wood laminate floor covering.

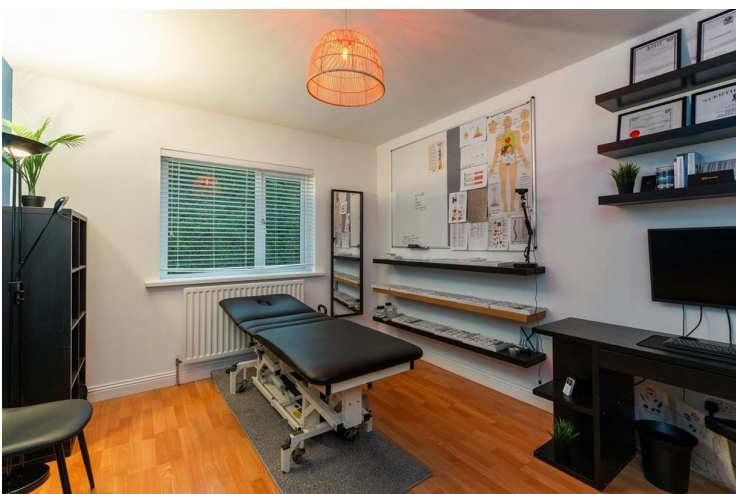
BEDROOM 4 10'7" x 10'2"

Wood laminate floor covering.



DELUXE FULLY TILED SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator.



EXTERNAL

Front garden, finished mainly in lawn.
 Generous sized, private driveway, finished in brick pavior.
 External lighting.
 PVC soffits, fascia and rainwater goods.
 Large, fully enclosed rear garden, finished in lawn and paved patio area.
 Outside tap.

LARGE INTEGRAL GARAGE 17'11" x 15'10"



Power operated, up and over door. Separate service door to utility room. Power and light.



Immaculately presented, four bedroom/two+ reception, detached family bungalow, occupying a generous, end of cul de sac site within Heston Drive, Carrickfergus.

The property comprises entrance hall, lounge, dining room, kitchen with informal dining area, modern fitted kitchen, utility room, four well-proportioned bedrooms, to include principal en suite, and separate deluxe fully tiled family shower room.


Externally, the property enjoys private driveway, finished in brick pavior, large integral garage, and gardens front, side and rear, finished in lawn and paved patio area.

Other attributes include gas heating, PVC double glazing, and convenient location.

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 | 71 | 73 |
| (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  | |

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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