

**33 HIGHGROVE CRESCENT
CARRICKFERGUS
BT38 9TZ**



Detached house finished in attractive red brick
Three double bedrooms

Master bedroom boasts a walk in dressing room incorporating mirrored sliderobes
Ensuite shower off master bedroom with a modern white suite and complimentary tiling
19'10 x 12' lounge with a gas living flame fire and feature Cast iron surround
Kitchen open plan to dining area and sunroom offering highly sought after open plan living
Kitchen comprises Shaker style blue units complimented by contrasting Oak base units
Island style breakfast bar, incorporating gas hob and remote control extractor over
Integrated wine cooler, oven, dishwasher and fridge freezer, Granite worktops & inset Belfast sink
Sunroom boasts double doors and feature corner window to rear garden
Matching porcelain tiling throughout kitchen, dining area and sunroom
Family bathroom enjoys a roll top freestanding bath, separate shower cubicle and high flush Wc
Utility room and downstairs Wc featuring a traditional high flush Wc
Double glazing and gas heating system
Enclosed garden at the rear with timber decking and a westerly aspect
Driveway providing parking for two/three cars
Conveniently located to Carrickfergus and all amenities
Excellent throughout making viewing essential

Offers Around £244,950

Tenure: Freehold

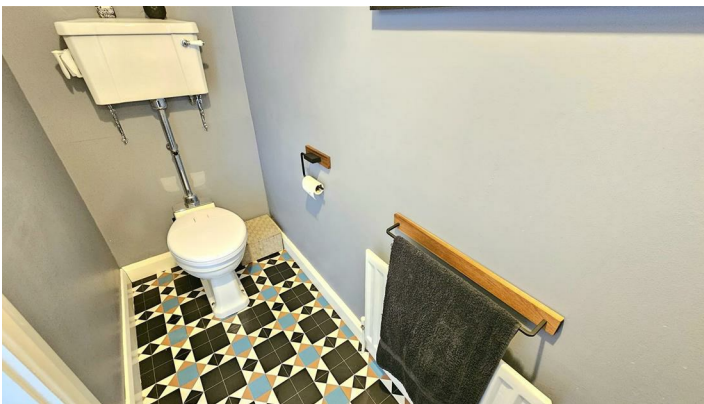
Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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



Entrance Hall

Double glazed door, featured radiator, doors to.



Downstairs Wc

White suite comprising, high flush Wc, wash hand basin, radiator.



Lounge

19'10 x 12

Double glazed windows to front aspect, fireplace with cast iron surround & granite hearth with inset living flame gas fire, radiator, laminate wood flooring.



Kitchen/Dining Room

19'10 x 12'3

Double glazed door to side aspect, extensive range of high and low level units comprising low level oak slab style doors and high level shaker style doors, granite worktops, inset Belfast sink with mixer tap over, built in stainless steel double oven & four ring gas hob with ceiling mounted remote control extractor over, integrated fridge freezer, dishwasher & wine cooler, Island style breakfast bar with oak base level storage unit & granite worktops, open plan to dining area, radiator, ceramic tile floor.



Utility Room

Double glazed window to rear aspect, range of high and low level units, plumbed for washing machine.

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.

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Family Room

11'8 x 11'5

Double glazed windows to side & rear aspect, double glazed double doors to rear garden, cast iron stove, radiator, ceramic tiled floor.

Stairs and Landing

Storage cupboard, doors to.



Bedroom One

12'4 x 12'3

Double glazed window to rear aspect, radiator, laminate wood floor, doors to dressing room.

Dressing Room

Built in wardrobe, doors to en-suite



En-suite

Double glazed window to rear aspect, white suite comprising, low flush Wc, floating sink & shower cubicle, fully tiled walls, ceramic tiled floors.



Bedroom Two

12' x 10'
Double glazed window to front aspect,
radiator.



Bedroom Three

9'11 x 9'5
Double glazed window to front aspect,
radiator, laminate wood flooring.



Bathroom

Double glazed window to side aspect, white
suite comprising, high flush Wc, wash hand
basin, free standing roll top bath with chrome
telephone handle shower over, separate
shower cubicle, tiled walls & flooring.

Garden & Grounds

At the rear there is a garden laid to lawn with a patio area and raised timber deck. At the side there is a driveway.



Floor Plans



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plans produced using PlanSpace.



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- New to the market... details and measurements to follow shortly

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