



## 15 Copperwood Drive

Carrickfergus, BT38 9EX

Offers over £259,950





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Nest Estate Agents are thrilled to bring to the market this beautifully presented four bedroom detached property, located within a popular quiet cul-de sac off the Marshallstown Road, Carrickfergus. This property has been finished to a high standard by the current owners and offers ample living space for growing families. Internally the property comprises of two spacious reception rooms, one with feature fireplace, open plan luxury kitchen area with informal dining and double sliding patio doors leading to rear garden, separate utility space and integral garage. Four well portioned bedrooms on the first floor, additional storage and family four piece bathroom suite. Externally the property benefits from both front and rear gardens, off road parking for 3+ cars with driveway finished in tarmac, bordering privacy fence and paved steps at entrance. Fully enclosed rear garden finished with paving and additional timber decking leading to sunroom.

This property is located in a sought after residential area that offers easy access to the town centre, popular schools and nursery's and convenient transport links to both Belfast and Larne. We recommend early viewing as this property will be popular with potential buyers, contact Nest on 028 9343 8090 to arrange a viewing.

## HALLWAY

15'9" x 8' (4.80m x 2.44m)

uPVC external door with glazed panel. Laminate wood effect flooring.

## TOILET

2'8" x 5'9" (0.81m' x 1.75m)

White suite comprising of low flush w/c. Pedestal sink with chrome mixer taps. Laminate wood effect flooring.

## STORAGE

2'11" x 4'6" (0.89m x 1.37m)

## LIVINGROOM

16'2" x 11'7" (4.93m x 3.53m)

Wood effect laminate flooring. Feature fireplace, wooden surround with slate inset with tiled hearth.

## DINING ROOM

13'8" x 10'1" (4.17m x 3.07m)

Laminate wood effect flooring.

## KITCHEN

21'3" x 10'5" (6.48m x 3.18m)

Luxury fitted shaker style kitchen with range of high and low level units, contrasting modern formica worktops. Subway tiled splashback. Enamel 1.5 sink unit with chrome mixer tap and drainer. Integrated double oven, four ring ceramic hob unit. Overhead extractor fan. Integrated dishwasher, fridge freezer. uPVC double glazed sliding patio doors leading to rear garden.

## UTILITY

10'8" x 11' (3.25m x 3.35m)

Range of high and low level shaker style units with contrasting formica worktops. Plumbed for appliances.

## BEDROOM 1

12'10" x 11'9" (3.91m x 3.58m)

## BEDROOM 2

10'3" x 10'6" (3.12m x 3.20m)

Wood effect laminate flooring.

## BEDROOM 3

9'6" x 10'6" (2.90m x 3.20m)

Laminate flooring

## BEDROOM 4

8'1 x 9'1 (2.46m x 2.77m)

Laminate flooring.

## LANDING

13'5 x 6'3 (4.09m x 1.91m)

## STORAGE

4'1 x 2'9 (1.24m x 0.84m)

## BATHROOM

8'9 x 6'3 (2.67m x 1.91m)

Modern four piece family suite comprising of contemporary freestanding rolltop bath with chrome handheld shower attachment. Freestanding vanity unit with ceramic sink and chrome mixer tap. Low flush w/c. Fully tiled walls with mosaic border, ceramic tiled flooring. Enclosed chrome shower unit.

## OUTSIDE

Driveway finished in tarmac, off road parking. Bordered by privacy fence, mature trees. Fully enclosed rear garden finished in paving and raised timber decking. Outside tap. Outside light. Surrounded by bordering privacy fence, access to outdoor shed, with power and light. Access to garden room.

## GARAGE

10'8 x 9'4 (3.25m x 2.84m)

## GARDEN ROOM

Power and light. Laminate wood effect flooring.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.

Thinking about selling your home? We can carry out a free property valuation on your home and help you plan your next move.





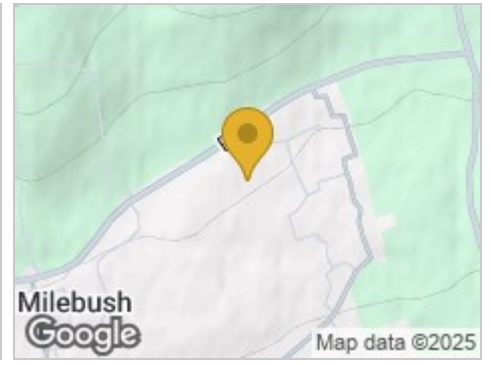
### Road Map



### Hybrid Map



### Terrain Map

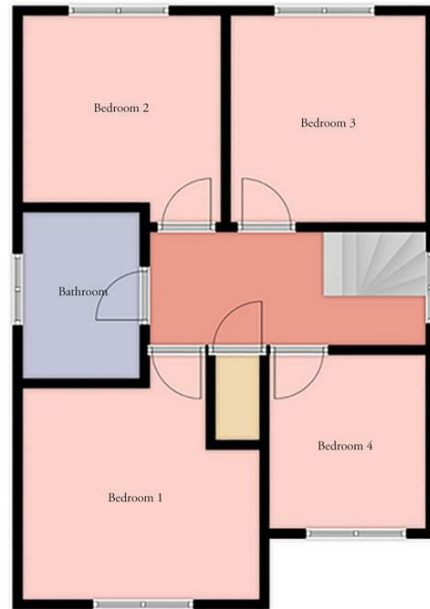


### Floor Plan

## 15 Copperwood Drive, Carrickfergus



Ground Floor



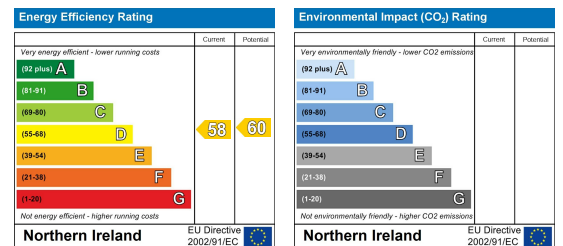
First Floor



### Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.