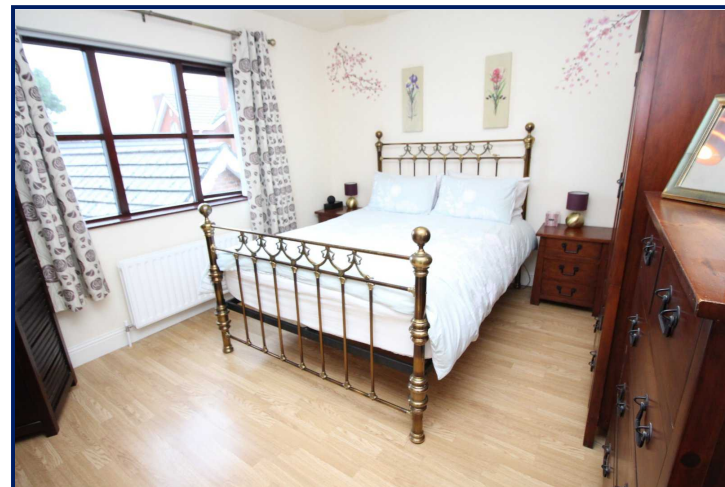





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



7 Kingsland Park, Carrickfergus,
BT38 9DW

Offers in the region of: £289,950

 **Reeds Rains**

reedsrains.co.uk

7 Kingsland Park, Carrickfergus

Description

Impressive detached family home in a sought after and well regarded location. Positioned within a cul-de-sac the generous family accommodation offers three separate reception rooms, well fitted kitchen/dining area, four bedrooms - master bedroom with en-suite and a superb with bathroom suite with Spa bath. Benefiting from an oil fired central heating system, double glazed windows and a Beam Vacuum System. Externally the property has a well enclosed rear garden with detached matching garage and excellent parking facilities.

We have no double this property will create interest when presented to the open market and strongly urge you to register your details now for an internal viewing appointment.

Entrance Hall

Oak wood strip floor.

Cloakroom/WC

WC and wash hand basin. Part wood panelled walls. Tiled floor.

Lounge

16'2" x 15'3" (4.93m x 4.65m)

Feature carved wood surround fireplace with tiled inset and hearth incorporating a gas fire. Oak wood strip flooring.

Dining Room

13'6" x 11' (4.11m x 3.35m)

Double doors through to:

Study

Storage cupboard with beam vacuum system.

Kitchen/Dining Area

16'4" x 11'2" (4.98m x 3.4m)

Excellent range of fitted high and low level units. One and a half bowl sink unit with Antique style mixer tap. Built in hob and oven. Canopy with extractor fan. Part tiled walls and tiled floor. Spotlights.

Utility Room

Fitted units. Single drainer stainless steel sink unit with mixer tap. Tiled floor. PVC double glazed back door.

First Floor Landing

Master Bedroom

15'5" x 11'5" (4.7m x 3.48m)

Laminate wooden floor.

En-Suite Shower Room

White suite comprising shower cubicle with wall mounted thermostatically controlled rain head shower and shower attachment. Chrome heated towel rail. Pedestal wash hand basin and low flush wc. Tiled walls and floor.

Bedroom 2

18'9" x 11'1" (5.72m x 3.38m)

Laminate wooden floor.

Bedroom 3

15'7" x 15'5" (4.75m x 4.7m)

Laminate wooden floor.

Bedroom 4

10' x 9'8" (3.05m x 2.95m)

Built in robe.

Bathroom

Luxury four piece white suite comprising Spa bath, separate shower cubicle with Mira wall mounted electric shower, pedestal wash hand basin and low flush wc. Tiled walls and floor. Chrome heated towel rail.

Front Garden

Porch light. Laid in lawn.

Rear Garden

Enclosed rear garden laid in lawn with decking. Variety of trees. Boiler house. Outside water tap and light.

Detached Garage

16'9" x 9'5" (5.1m x 2.87m)

Metal up and over door. Light and power.

Excellent Driveway Parking

Brick pavior driveways at front to accommodate two vehicles and side to accommodate three vehicles. Lockable wooden gates.

CUSTOMER DUE DILIGENCE As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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For full EPC please contact the branch.

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

