

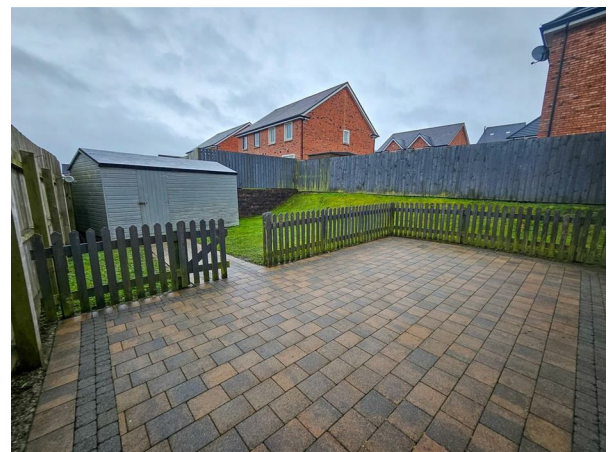
## 23. Foxton Place, Newtownabbey, BT36 5FS



- Superb Semi Detached
- 3 Well Proportioned Bedrooms
- 1+ Reception
- Luxury Contemporary Fitted Kitchen With Dining Aspect
- Modern Family Bathroom
- Furnished Cloakroom/Master Ensuite Shower Room
- PVC Double Glazed Windows/ Gas Fired Heating
- Extensive Private Rear Garden
- Brick Paved Parking Forecourt/ Driveway To Side
- Highly Regarded Modern Development

**PRICE Offers Over £214,950**

*Situated within the highly regarded modern Foxton Development just off the Ballycraig Road. This 3 bedroom semi detached family home enjoys a well planned living layout comprising a spacious lounge, modern kitchen with dining aspect and furnished cloakroom. Externally the property enjoys a private enclosed garden to rear. An early viewing is recommended.*



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## ACCOMMODATION

### GROUND FLOOR

Double glazed composite front door into:-

#### WELL PRESENTED SPACIOUS ENTRANCE HALL

With tiled floor extending into Kitchen.

#### LOUNGE

13'8" x 12'3" (4.17m x 3.73m)

Dual window aspect. High Quality Herringbone style laminate flooring.

#### FURNISHED MODERN CLOAKROOM

Comprising button flush w.c. and semi pedestal wash hand basin with monobloc tap and tiled splashback.

#### OPEN PLAN KITCHEN WITH DINING ASPECT

16'8" x 14'2" (5.08m x 4.32m)

At max. Equipped with a comprehensive range of high and low level modern fitted units with contrasting work surfaces and upstands. Single drainer stainless steel sink unit with mixer tap, Boasting a range of integrated appliances to include oven, four ring gas hob with stainless steel splashback, overhead extractor fan housed in stainless steel canopy and fridge/ freezer. Tiled floor. PVC double glazed French door to rear garden and patio area.

#### UNDERSTAIR UTILITY AREA

7'1" x 7'0" (2.16m x 2.13m)

At max. Plumbed for washing machine. Tiled floor.

### FIRST FLOOR

Shelved storage cupboard. Access to roofspace via Slingsby ladder.

#### BEDROOM 1

13'2" x 12'4" (4.01m x 3.76m)

At max. Built in 2-bay mirrored slide robes.

#### LUXURIOUS EN SUITE

Comprising semi pedestal wash hand basin with mono block tap and feature tiled accent panel, button flush w.c. and large step in, fully tiled shower enclosure with thermostatically controlled shower. Tiled floor.

#### BEDROOM 2

12'0" x 8'8" (3.66m x 2.64m)

Built in storage.

#### BEDROOM 3

10'6" x 7'4" (3.20m x 2.24m)

Presently used as home office.

#### LUXURIOUS MODERN FAMILY BATHROOM

Comprising semi pedestal wash hand basin with monobloc tap, button flush w.c. and panelled bath with fixed thermostatically controlled shower. Complementary wall tiling. Tiled floor.

### OUTSIDE

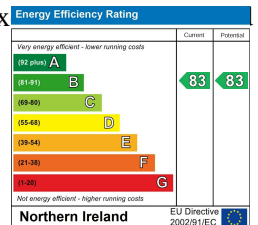
Brick paved parking forecourt to front.

Separate private driveway to side for additional parking.

Large private enclosed garden to rear in lawn.

Screened by perimeter fencing. Brick paved patio area with brick paved walkways.

**IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.**



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