



11 Bleach Green, Dunadry, BT41 2GZ

- Immaculately Presented Detached Family Home
- Lounge; Wood Burning Stove
- Kitchen Through Dining Room
- Deluxe Bathroom; En Suite Shower Room
- Private Driveway; Integral Garage
- Five Bedroom/Two+ Reception
- Sun Lounge
- Utility Room; Furnished Cloakroom
- Oil Heating; PVC Double Glazing
- Gardens Front, Side and Rear

Offers Over £350,000

EPC Rating D



11 Bleach Green, Dunadry, BT41 2GZ



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Aluminium wrapped front door with hardwood, double glazed side screens. Tiled floor. Glass panelled door with matching side screens and fanlight over, leading to:

ENTRANCE HALL

Timber flooring. Stairwell to first floor. Glass panelled, French doors, leading to lounge.

FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

LOUNGE 20'11" x 12'3"

Cast iron, wood burning stove on slate hearth. Fitted shelving, storage units and glass fronted display cabinets. Timber flooring. Dual aspect windows. PVC double glazed, French doors, leading to rear garden.

SUN LOUNGE 11'8" x 11'4"

Vaulted ceiling. Dual aspect windows. Tiled floor. PVC double glazed French doors, leading to rear garden.



KITCHEN THROUGH DINING ROOM 26'0" x 13'2"

Modern fitted kitchen with range of high and low level storage units with contrasting, solid granite work surface. Matching island unit with breakfast bar area. Inlaid, stainless steel 1.5 bowl sink unit. Integrated, Neff hob with stainless steel extractor hood over. Integrated, Neff double oven. Space for American style fridge freezer. Integrated dishwasher. Glass fronted display cabinet. Built in wine rack. Solid granite upstands to walls. Tiled floor. Gas fire to dining area. Glass panelled door leading to:

UTILITY ROOM 13'1" x 5'8"

Range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for under counter appliance. Tiled floor. Hardwood, double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to partially floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM 18'4" x 13'3" (wps)

Dual aspect windows.

WALK IN WARDROBE / DRESSING ROOM

Range of fitted wardrobes, shelving and make up table.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized, panelled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Part tiling to walls. Tiled floor.

BEDROOM 2 19'11" x 10'5" (wps)

Wood laminate floor covering.

BEDROOM 3 13'1" x 11'4" (wps)

Wood laminate floor covering.

BEDROOM 4 12'5" x 9'1"

Wood laminate floor covering.

BEDROOM 5 12'4" x 7'7"

Wood laminate floor covering.

DELUXE FAMILY BATHROOM

Contemporary, white, four piece suite comprising freestanding bath, separate, panelled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Part panelling to walls. Towel radiator. Tiled floor.

EXTERNAL

Front garden finished in lawn and mature trees.

Brick pavior double driveway.

Stone clad entrance porch.

Fully enclosed rear garden finished in brick pavior, stone, range of plants, trees and shrubbery, and timber deck with roofed pergola.





INTEGRAL GARAGE 20'0" x 10'5"

Power operated roller shutter door. Power, light and oil fired central heating boiler.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.

Immaculately presented, five bedroom/two+ reception, detached family home with integral garage, located within the highly sought after Bleach Green development, Islandreagh Drive, Dunadry.

The property comprises entrance porch, entrance hall, furnished cloakroom, lounge with wood burning stove, kitchen through living/dining room with luxury fitted kitchen, open arch leading to sun lounge, utility room, five well-proportioned first floor bedrooms, to include principal bedroom with walk in wardrobe/dressing room and en suite shower room, and deluxe bathroom with contemporary, white, four piece suite.

Externally, the property enjoys brick pavior double driveway, integral garage, front garden finished in lawn and mature trees, and fully enclosed rear garden finished in brick pavior, timber decking, decorative stone, and range of plants, trees and shrubbery.

Other attributes include oil heating and PVC double glazing.

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			
(55-68) D		63	65
(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

INVESTORS IN PEOPLE
We invest in people Gold

PRS Property Redress Scheme

Proudly sponsoring



Awards

