



485 Lisburn Road, Belfast, BT9 7EZ
Tel: 02890 661111
Email: info@fetherstons.com
Web: www.fetherstons.com

14 Russell Court
Doagh Road, Ballyclare
BT39 9YL
Offers Over £349,950

14 RUSSELL COURT, BT39 9YL

- **Exceptional Detached Family Home in a Prestigious and Extremely Popular Cul-De-Sac Development**
- **Spacious Lounge and Separate Living Room**
- **Superb Kitchen Open Plan to Family & Dining Areas / Utility Room**
- **5 Bedrooms Including Master with Ensuite Shower Room (one currently used as home office)**
- **Family Bathroom / Additional Ground Floor Cloakroom with WC**
- **Immaculate Presentation Throughout**
- **Gas Central Heating / Double Glazed Windows**
- **Front and Enclosed Side & Rear Gardens with Sheltered Patio Area**
- **Convenient to a Range of Amenities**
- **Converted Garage Room (Currently Used as a Music Room)**

This superb detached family home is ideally located on a generous end of cul-de-sac site within the highly regarded Russell Court development just off Doagh Road.

The bright and spacious accommodation has been finished to a higher than normal specification and is beautifully presented throughout, offering modern convenience in a relaxing environment.

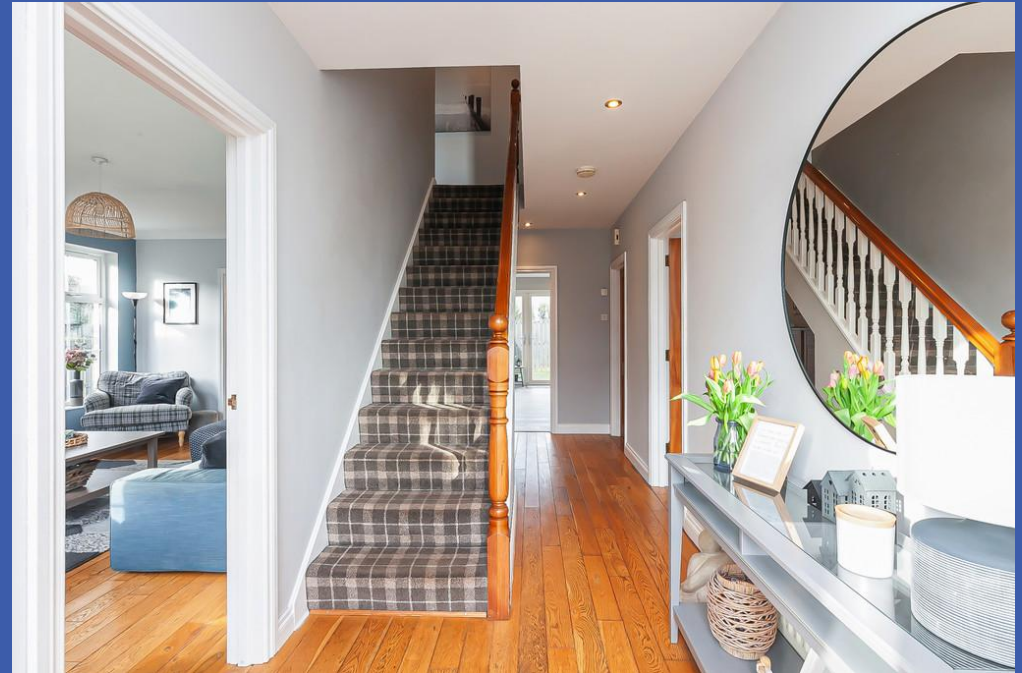
On the ground floor there are two reception rooms along with a generous kitchen open plan to family and dining area, a utility room and cloakroom with WC.

On the first floor there are five bedrooms including one with ensuite shower room and one currently used as a home office along with a family bathroom.

In addition, the property benefits from gas central heating and double glazed windows.

Externally the quiet end of cul-de-sac site offers front and enclosed side and rear gardens with sheltered patio area along with driveway parking and a detached garage which is currently converted in to a studio/playroom and separate garden store.

Set in a quiet location, yet remaining convenient to both Belfast and Lisburn and many other parts of the province, along with a variety of local amenities including shops, schools and public transport routes, this fine home can only be fully appreciated on internal inspection.







PROPERTY COMPRISES

Front door with glazed side windows and fan light to reception hall.

RECEPTION HALL Wood flooring.

CLOAKROOM White suite comprising low flush WC, vanity unit and tiled floor.

LIVING ROOM 12' 7" x 10' 6" (3.84m x 3.2m) Laminate wood effect floor.

LOUNGE 16' 7" x 12' 7" (5.05m x 3.84m) Wood flooring, cornice ceiling, low voltage spotlights, hole in wall fireplace with slate hearth, glazed double doors leading to kitchen.

KITCHEN OPEN PLAN TO FAMILY & DINING AREA 32' 9" x 16' 6" (9.98m x 5.03m) (@ widest points) Extensive range of bespoke high and low level units, work surfaces, ceramic twin bowl sink unit with mixer tap, integrated fridge, integrated dishwasher, integrated double oven and microwave, island unit with matching work surfaces and 4 ring hob with central extractor fan and breakfast bar, low voltage spotlights, tiled floor, uPVC double glazed patio door to rear and additional uPVC double glazed sliding doors to rear.

UTILITY ROOM 7' 0" x 5' 9" (2.13m x 1.75m) Range of units, work surfaces, plumbed for washing machine, matching tiled floor, external access.





FIRST FLOOR LANDING Access to floored roof space, gas fired boiler.

PRINCIPAL BEDROOM 13' 7" x 12' 8" (4.14m x 3.86m) Laminate wood effect floor, range of built in robes and storage.

ENSUITE SHOWER ROOM White suite comprising low flush WC, pedestal wash hand basin, fully tiled walk in shower cubicle with rainwater shower, chrome heated towel rail, low voltage spotlights, extractor fan, tiled floor.

BEDROOM 13' 10" x 12' 8" (4.22m x 3.86m)

BEDROOM 13' 7" x 10' 9" (4.14m x 3.28m)

BEDROOM 10' 8" x 10' 3" (3.25m x 3.12m)

BEDROOM (CURRENTLY USED AS OFFICE) 10' 1" x 6' 6" (3.07m x 1.98m) Low voltage spotlights.

BATHROOM White suite comprising low flush WC, pedestal wash hand basin, free standing bath with mixer tap, fully tiled walk in shower cubicle with rainwater shower, part tiled walls, chrome heated towel rail, tiled floor, low voltage spotlights, extractor fan.

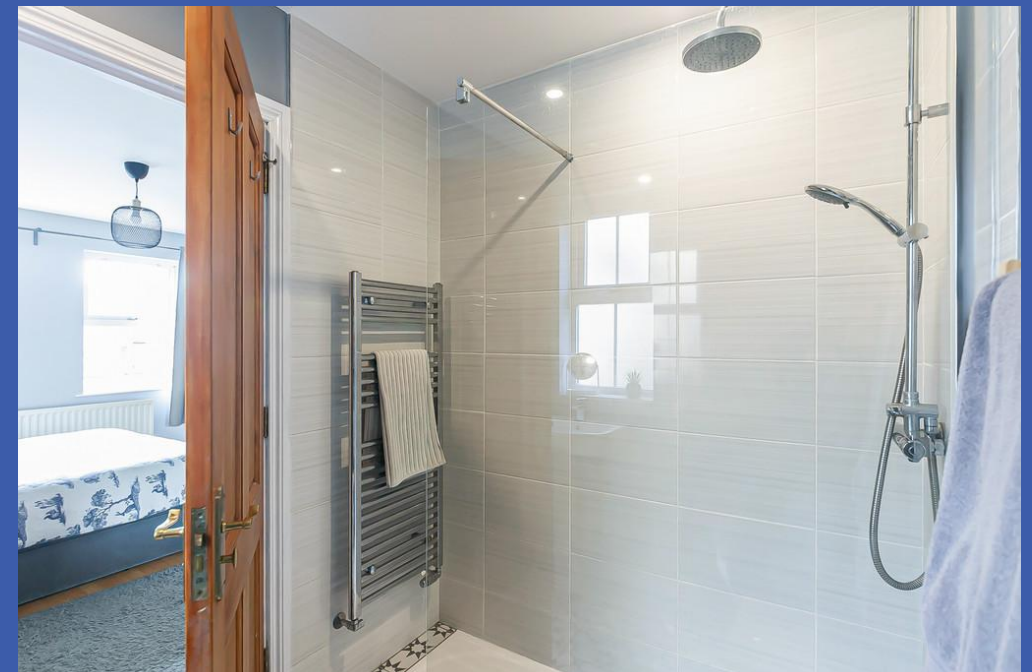




OUTSIDE Quiet cul-de-sac location, front garden in laws with flowerbeds and planting, loose stone driveway with parking leading to detached garage. Enclosed rear and side gardens with artificial grass and sheltered paved patio area overlooking open fields to rear.

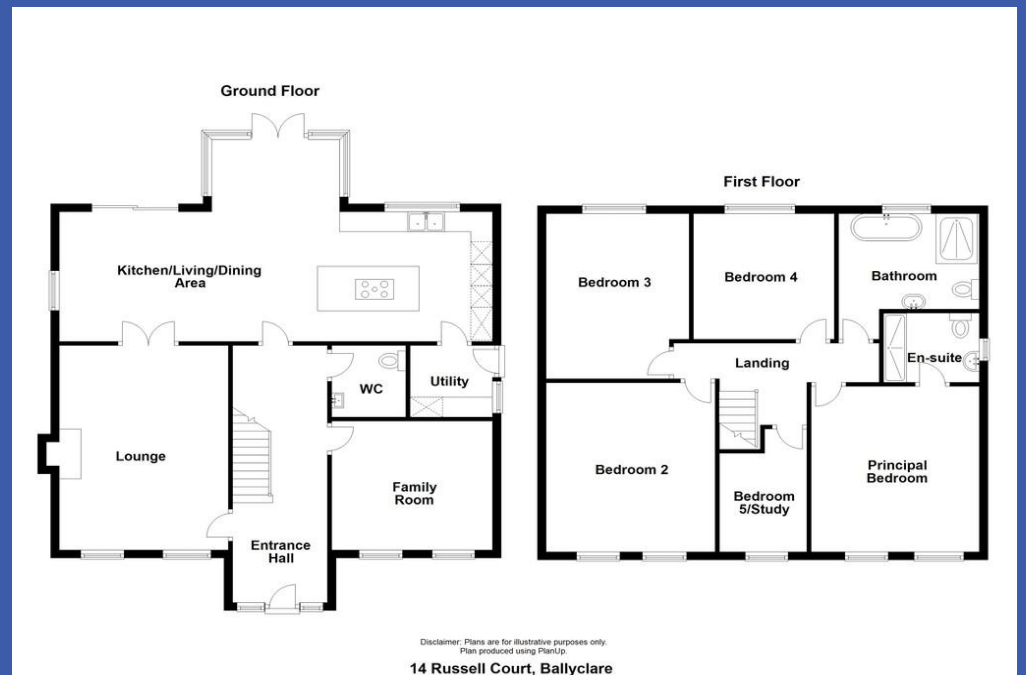
DETACHED GARAGE 9' 9" x 9' 7" (2.97m x 2.92m) Currently converted to studio / playroom with Velux window and heating.

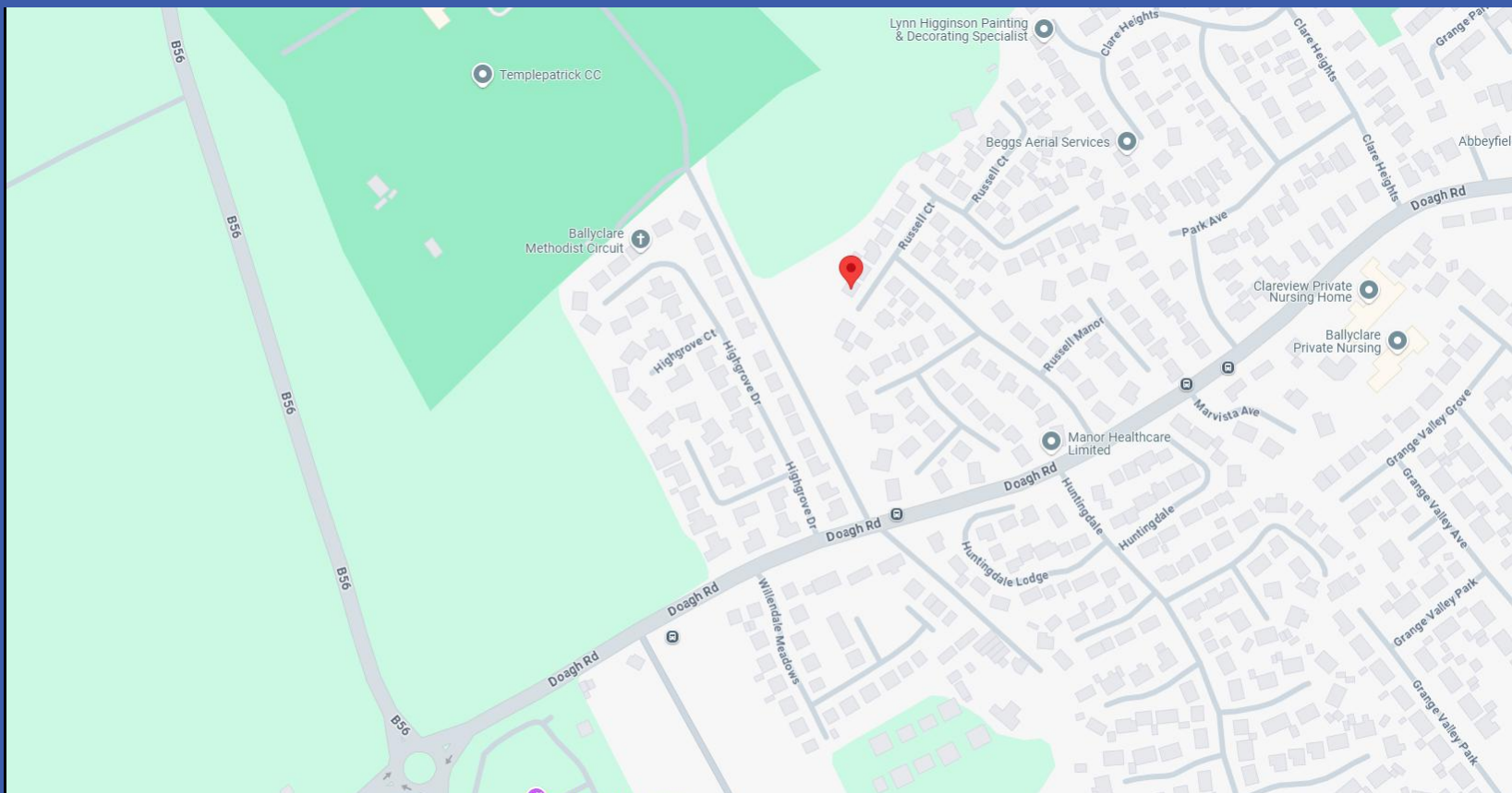
GARDEN STORE 10' 2" x 8' 10" (3.1m x 2.69m)











Directions:
Russell Court is off Doagh Road, Ballyclare

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Fetherstons Estate Agents for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Fetherstons or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Fetherstons cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for the use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Fetherstons has authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and / or rent, all figures are quoted exclusive of VAT, intending purchasers or tenants must satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice; v) Fetherstons will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; vi) Appliances not tested or verified.