



Marlborough Manor,

**Offers in the region of  
£194,950**



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# Marlborough Manor, Carrickfergus, County Antrim

## Offers in the region of £194,950

Stunning detached property situated on a prime site within a highly sought after development. A credit to its present owners the beautiful modern interior must be viewed to appreciate the high standard of finish throughout. The well planned accommodation comprises lounge, deluxe fully fitted kitchen/diner with french doors to the rear garden, ground floor wc, utility room, three first floor bedrooms - spacious master bedroom with luxury en-suite and lavish white bathroom suite. Enhanced further with a gas fired central heating system, double glazed windows, large pavior brick driveway, extensive rear garden and partial views towards the Co. Down coastline. An internal viewing is essential to appreciate all this fine home has to offer.

### ENTRANCE HALL

Wood effect tiled floor.

### CLOAKROOM/WC

WC and sink unit. Wood effect tiled floor.

### LOUNGE

4.40m x 3.94m (14'5" x 12'11")

### KITCHEN/DINING AREA

4.42m x 4.02m (14'6" x 13'2")

Modern range of fitted high and low level units. Built in gas hob and electric oven. Extractor fan. One and half bowl stainless steel sink unit with mixer tap. Integrated fridge/freezer and dishwasher. Part tiled walls. Under unit lighting. Tiled floor. PVC double glazed French doors to rear garden.

### UTILITY ROOM

Modern range of fitted units. Door to rear garden. Wood effect tiled floor.

### FIRST FLOOR LANDING

### SPACIOUS MASTER BEDROOM

4.36m x 3.14m (14'4" x 10'4")

### EN-SUITE SHOWER ROOM

Superb white suite comprising tiled shower cubicle with wall mounted thermostatically controlled shower, wash hand basin and low flush wc. Part tiled walls and tiled floor.

### BEDROOM 2

4.32m (at widest) x 3.59m (at widest) (14'2" (at widest) x 11'9" (at widest))

### BEDROOM 3

2.78m x 2.49m (9'2" x 8'2")

### BATHROOM

Lavish white suite comprising panelled bath, wash hand basin and low flush wc. Part tiled wall and tiled floor. Low voltage spotlights.

### FRONT GARDEN

Laid in lawn.

### EXTENSIVE REAR GARDEN

Well enclosed and private rear garden with views towards Belfast Lough. Paved patio area.

### DRIVEWAY PARKING

Pavior brick driveway offering excellent parking facilities.

### Laser Tape Clause

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



For full EPC please contact the branch

