



New Hampshire Drive,

**Offers in the region of
£295,000**



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New Hampshire Drive, Carrickfergus, County Antrim

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An exceptional detached family home in a sought after and well regarded location. A credit to its present owners the well planned interior offers spacious open plan lounge/dining area, well fitted kitchen with family or dining room, four double bedrooms - master bedroom with superb en-suite shower room and first floor bathroom. The property boasts an oil fired central heating system, double glazed windows and attached matching garage. Situated on an excellent corner site with private rear garden. We have no hesitation in recommending an internal viewing to appreciate all this fine home has to offer.

ENTRANCE HALL

Wood strip floor.

CLOAKROOM/WC

WC and wash hand basin.

OPEN PLAN LOUNGE / DINING AREA

6.50m (at widest) x 5.00m (at widest) (21'4" (at widest) x 16'5" (at widest))

Featured carved wood surround fireplace with tiled inset and hearth incorporating an open fire. Bruce wood tiled floor.

KITCHEN / FAMILY & DINING ROOM

7.48m (at widest) x 4.40m (at widest) (24'6" (at widest) x 14'5" (at widest))

Excellent range of fitted high and low level units. Single drainer sink unit with mixer tap. Built in hob and eye level double oven. Display cabinet. Door to rear garden.

FIRST FLOOR LANDING

MASTER BEDROOM

4.67m (at widest) x 3.76m (at widest) (15'4" (at widest) x 12'4" (at widest))

EN-SUITE SHOWER ROOM

Superb white suite comprising pvc panelled shower cubicle with rain head shower and shower attachment, vanity unit and low flush wc. Wall mounted towel rail. Spotlights.

BEDROOM 2

4.01m (at widest) x 3.64m (at widest) (13'2" (at widest) x 11'11" (at widest))

BEDROOM 3

3.84m x 2.75m (12'7" x 9'0")

BEDROOM 4

3.83m x 2.61m (12'7" x 8'7")

BATHROOM

Suite comprising panelled bath, pedestal wash hand basin and low flush wc. Part tiled walls and tiled floor. Spotlights.

ATTACHED GARAGE

EXCELLENT CORNER SITE

Front garden laid in lawn bordered with mature trees. Private rear and side garden laid in lawn.

EPC

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

