



Ballycorr Road,  
Price £349,950

  
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# Ballycorr Road, Ballyclare, County Antrim

**Price £349,950**

Reeds Rains are delighted to present for sale this recently constructed detached family home holding a prime semi rural location just a couple of miles from Ballyclare. This detached home is finished to exacting standards throughout and comprises formal lounge and dining room, an open plan kitchen with family area, utility room and downstairs WC. The first floor accommodation offers four double bedrooms (master with ensuite) and deluxe four piece bathroom suite. The home boasts many additional features including underfloor heating, thermostatic controlled rooms, alarm system and Bio Mass heating system. Externally this beautiful home offers superb surrounding gardens and a detached double garage with converted upper floor. Early viewing is recommended to appreciate all this stunning detached family home has to offer!

## ENTRANCE HALL

Upvc door leading to tiled entrance hall. The ground floor accommodation is complete with an under floor heating system and each room thermostatically controlled. Large built in storage cupboard.

## LOUNGE

4.42m x 4.04m (14'6" x 13'3")

Naturally bright and spacious lounge complete with multi fuel stove and slate hearth with tiled feature wall. Solid wooden flooring and solid oak doors leading to kitchen and family area.

## FORMAL DINING ROOM

4.04m x 3.33m (13'3" x 10'11")

Formal dining room complete with solid wooden flooring.

## KITCHEN WITH OPEN PLAN FAMILY AREA

8.31m x 4.01m (27'3" x 13'2")

Undoubtedly the hub of this beautiful home. A superb high gloss two tone coloured kitchen with Corian worktops and splashbacks. Handcrafted matching centre island complete with induction hob and suspended extractor fan. This bespoke kitchen is complete with a range of high and low level units, seamless recessed sink, integrated appliances to include oven and dishwasher. Kickboard LED lighting and recessed spotlights. This beautiful kitchen is open plan to the family area and also complete with tiled flooring and upvc double doors to the rear garden.

## UTILITY ROOM

4.01m x 1.98m (13'2" x 6'6")

Range of high and low level units complete with matching worktop surfaces. Stainless steel drainer unit and sink and plumbed for kitchen appliances. Tiled flooring. Upvc side door access.

## DOWNSTAIRS WC

Low flush WC and wash hand basin. Extractor fan. Complete with tiled flooring.

## STAIRS TO FIRST FLOOR LANDING

## MASTER BEDROOM

4.04m x 3.35m (13'3" x 11'0")

Complete with range of slider robes. Laminate wood strip flooring and countryside views to the rear of the property.

## ENSUITE SHOWER ROOM

Superb ensuite facility including large enclosed shower cubicle, low flush WC, wash hand basin and large chrome heated towel rail. Fully tiled flooring and tiled splashback areas.

## BEDROOM TWO

4.01m x 3.53m (13'2" x 11'7")

Complete with range of slider robes. Laminate wood strip flooring and countryside views to the front of the property.

## BEDROOM THREE

4.01m x 3.61m (13'2" x 11'10")

Complete with range of slider robes. Laminate wood strip flooring and countryside views to the rear of the property.

## BEDROOM FOUR

3.35m x 3.10m (11'0" x 10'2")

Complete with range of slider robes. Laminate wood strip flooring and countryside views to the front of the property.

## MODERN BATHROOM SUITE

Stunning bathroom suite comprising stand alone bath plumbed with bespoke mixer tap. Wall mounted vanity unit with recessed porcelain sink. Low flush WC. Seperate tiled shower cubicle with electric shower. Fully tiled walls and flooring.

## EXTERNALLY

## DETACHED DOUBLE GARAGE

6.96m x 6.17m (22'10" x 20'3")

Spacious double garage which the current occupiers have partly converted the first flooring. Conversion includes solid staircase, Bison flooring and trusses already in place allowing for easy and minimal completion costs.

## SUPERB SURROUNDING GARDENS

Number 231 Ballycorr Road holds a superb site with with ample off street parking leading to the detached garage. Generous lawns to both the front and rear of the property.



For full EPC please contact the branch



