

For Sale

Asking Price: £535,000

SimonBrien



8 Whinknowe Road
Doagh
Ballyclare
BT39 0TH

simonbrien.com



Exceptional, Jane Burnside designed, contemporary home, occupying a prime, fully landscaped site, with stunning, elevated rural views, located on the periphery of Doagh village, Ballyclare.

The property comprises entrance hall, deluxe shower room, open plan living area with vaulted ceiling and stove, open to dining area and luxury fitted kitchen, matching utility room, rear hall, four well-proportioned bedrooms, to include principal en suite, and deluxe family bathroom.

Externally, the property enjoys electric operated gates, generous sized private driveway area, car port, twin gardening stores, and gardens front, side and rear, finished in lawn, tiled patio areas and wide array of plants, trees and shrubbery.

Other attributes include oil heating, underfloor heating, hardwood double glazing, Drainvac 'wet and dry' central vacuum system, and built in Sonos sound system. Early viewing highly recommended to avoid disappointment.



Accommodation

Entrance Hall

Hardwood front door with double glazed fanlight over. Feature height, vaulted ceiling. Tiled floor. Access to cloakroom.

Deluxe Shower Room

Fully tiled shower enclosure, semi pedestal wash hand basin and concealed cistern WC. Thermostat controlled mains shower unit with drench shower head. Recessed mirror over sink. Chrome towel radiator. Half tiling to walls. Vaulted ceiling. Tiled floor. Remote controlled velux window.

Living Room

22'10" x 19'7" (6.96m x 5.97m): Triple aspect windows, enjoying elevated rural views. Vaulted ceiling. Cast iron multi fuel stove on granite hearth. Hardwood, double glazed, sliding patio door to garden. Tiled floor.

Dining Area

12'7" x 10'6" (3.84m x 3.2m): Cast iron, multi fuel stove on glass plinth. Vaulted ceiling. Dual aspect windows. Hardwood, double glazed, sliding patio door to garden. Tiled floor.

Kitchen Area

18'9" x 12'1" (5.72m x 3.68m): Modern fitted, white, handleless, high gloss kitchen with comprehensive range of high and low level storage units, with contrasting, solid granite work surface. Inlaid stainless steel sink unit. Quooker boiling water tap. Breakfast bar area. Integrated, Bosch, touch screen, ceramic hob with solid granite splashback and extractor hood over. Bosch, integrated double ovens and microwave oven. Integrated fridge freezer and dishwasher. Tiled floor.

Utility Room

17'3'11" x 9'5" (5.3m x 2.87m): Range of fitted storage units with solid granite work surface to match kitchen. Inlaid stainless steel sink unit. Integrated washing machine. Splashback panelling to walls. Vaulted ceiling. Access to built in store. Hardwood, double glazed door to rear garden.

Rear Hall

Vaulted ceiling. Tiled floor.





Principle Bedroom

19'3" x 15' (5.87m x 4.57m): His and Hers' fitted wardrobes in sliding mirror panelled doors. Vaulted ceiling. Dual aspect windows with sliding patio door to garden. Cast iron, multi fuel stove on glass plinth. Tiled floor.

Deluxe Ensuite Shower Room

Fully tiled shower area, floating vanity unit and concealed cistern WC. Thermostat controlled mains shower unit with drench shower head. Recessed mirror over sink. Chrome towel radiator. Vaulted ceiling. Half tiling to walls. Tiled floor.

Bedroom 2

15'6" x 10'8" (4.72m x 3.25m): Vaulted ceiling. Built in wardrobe with sliding doors. 'Jack and Jill' access to family bathroom. Feature window to rear elevation. Tiled floor.

Bedroom 3

12'10" x 12'3" (3.9m x 3.73m): Range of built in bookcases. Dual aspect windows enjoying elevated rural views. Vaulted ceiling. Tiled floor. Sliding patio door to patio.

Bedroom 4

11'7" x 9'11" (3.53m x 3.02m): Feature window to front elevation, enjoying elevated rural views. Vaulted ceiling. Tiled floor. Fitted wardrobe.

Deluxe Bathroom 3

Contemporary, white, three piece suite comprising tile encased bath, floating vanity unit and concealed cistern WC. Vaulted ceiling. Part tiling to walls. Recessed mirror over sink. Chrome towel radiator. Tiled floor.

Outside

Electric operated gates, leading to generous sized private driveway area, finished in tarmac. Car port with attached garden stores. Ceramic tile entrance path with timber pergola. External lighting. Tiled entrance porch. Gardens front, side and rear, finished in lawn, tiled patio areas, and wide array of plants, trees and shrubbery. Boiler house with oil fired central heating boiler. PVC oil storage tank. Outside taps. Carport with extensive, fully floored loft storage area.



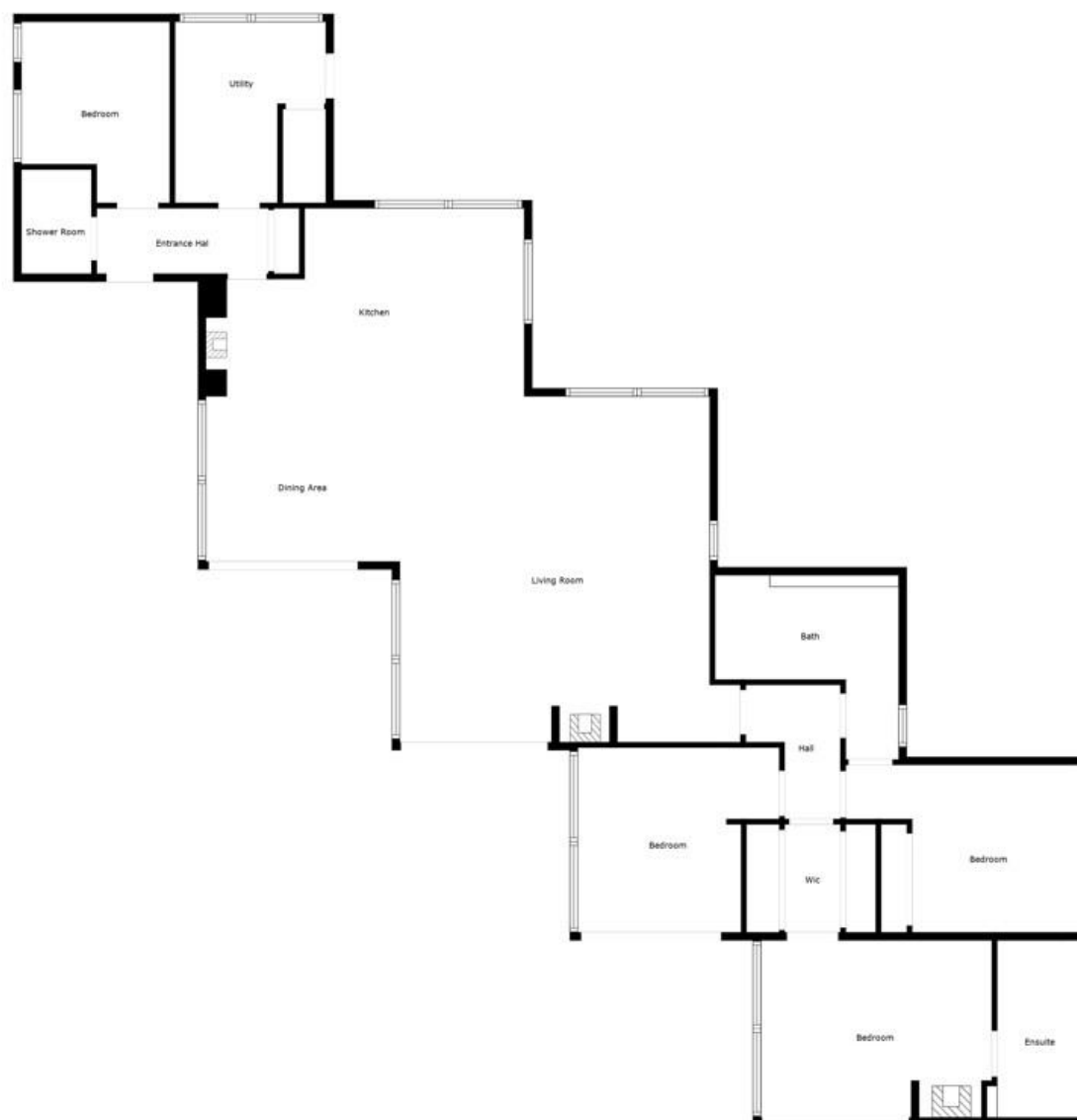
Special Features & Services

- Exceptional, Jane Burnside Designed Home
- Four Bedroom; Principal En Suite
- Open Plan Living/Dining Area
- Luxury Fitted Kitchen; Utility
- Bespoke lighting, high and low level, throughout
- Deluxe Bathroom & Shower Room
- Oil Heating; Underfloor Heating
- Hardwood Double Glazing
- Generous Specification Throughout
- Fully Landscaped Site; Elevated Views
- Electric Gates; Driveway; Car Port









VALUER

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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