

33 Circular Road, Jordanstown, BT37 0RB

For Sale
Offers Over
£374,950

This is a magnificent detached residence with a very generous double extension to the rear. The current owners have completed a full renovation project to offer a fabulous home for a large family giving generous accommodation finished to a high standard. Only on full internal inspection can you truly appreciate the thought, time and investment that has gone into this amazing property. Early viewing is strongly advised.



Energy Efficiency Rating D.

T: 028 9080 0000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	61 D
39-54	E		
21-38	F		
1-20	G		

- Magnificently extended residence in a highly regarded area of Jordanstown
- 6 Bedrooms (Master bedroom with en-suite shower room and dressing room)
- 2+ Reception rooms
- Luxurious fitted kitchen with a range of high end appliances
- Casual lounge / dining area with sliding door to garden
- Luxury white bathroom suite
- Utility room and downstairs cloaks
- Oil fired central heating
- Double glazing in uPVC frames
- Extensive renovation and double extension to the rear



The property comprises of

GROUND FLOOR

RECEPTION HALL Palladio composite front door, grey porcelain floor tiles.

LOUNGE 18' 10" x 10' 10" (5.74m x 3.3m)

FAMILY ROOM 12' 11" x 10' 9" (3.94m x 3.28m)
Grey porcelain floor tiles.

KITCHEN / CASUAL LOUNGE / DINING AREA 28' 2" x 16' 9" (8.59m x 5.11m)

Luxury German fitted kitchen with a range of high and low level units, Silstone suede 9mm worksurfaces, Blanco stainless steel sink unit with Quooker fusion tap, built-in Siemens fan assisted oven, Siemens WiFi combination oven to include pizza oven and self cleaning, Siemens warming drawer, Bora pure induction hob with built-in fan, built-in Neff Zeolith dishwasher, built-in Siemens tall fridge, island unit with hob and LED strip lighting around and above sink area, built-in lights, grey porcelain floor tiles, downlighters. Casual lounge / dining area with 5m sliding PVC doors leading to raised entertainment area / gardens, downlighters.

UTILITY ROOM 7' 1" x 4' 11" (2.16m x 1.5m)

Stainless steel sink unit with mixer tap, grey porcelain floor tiles, movement sensor lights.

CLOAKROOM Low flush WC, pedestal wash hand basin, vanity unit, grey porcelain floor tiles, extractor fan, movement sensor lights.

FIRST FLOOR

BEDROOM (1) 13' 5" x 13' 5" (4.09m x 4.09m)
Dressing room.

EN-SUITE SHOWER ROOM Low flush WC, vanity unit, walk-in shower unit with electric shower, large black and white Rak maximus porcelain tiles.

BEDROOM (2) 16' 9" x 10' 2" (5.11m x 3.1m)
Laminate wood flooring.

BEDROOM (3) 10' 10" x 10' 9" (3.3m x 3.28m)
Laminate wood flooring.

BEDROOM (4) 10' 10" x 6' 9" (3.3m x 2.06m)
Laminate wood flooring.

BEDROOM (5) 11' 6" x 10' 10" (3.51m x 3.3m)

BEDROOM (6) 6' 9" x 5' 10" (2.06m x 1.78m)
Laminate wood flooring.

BATHROOM Luxury white suite comprising of roll top bath with mixer tap and hand shower, walk-in shower unit with power shower and directional body jets, low flush WC, pedestal wash hand basin, large white Carrara porcelain tiles on wall and floor, extractor fan, movement sensor lights. Hotpress with copper cylinder.

OUTSIDE

Front in brick paved driveway.

Rear in lawn and luxury patio area. Outside hot and cold taps.

Outside store with patio doors suitable for studio.





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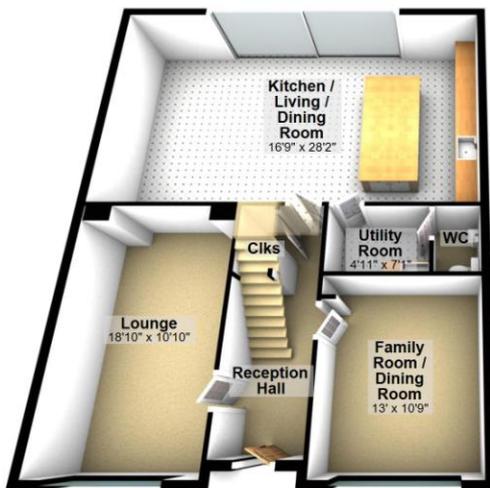
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Ground Floor



First Floor



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Integrity
Respect**

Our business is founded on our values. We strive to demonstrate honesty and Integrity, treating all our clients with respect, insuring they are paramount concern.

As a forward thinking company we invest heavily in IT, staffing and the wider community to build a foundation for the future. Our enthusiasm, commitment, energy and professionalism have helped us achieve our position and excellent reputation in the market.

As a local, family-owned business we are proud to serve our clients and community.

**Please
call in or
contact us
for any
advice**

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