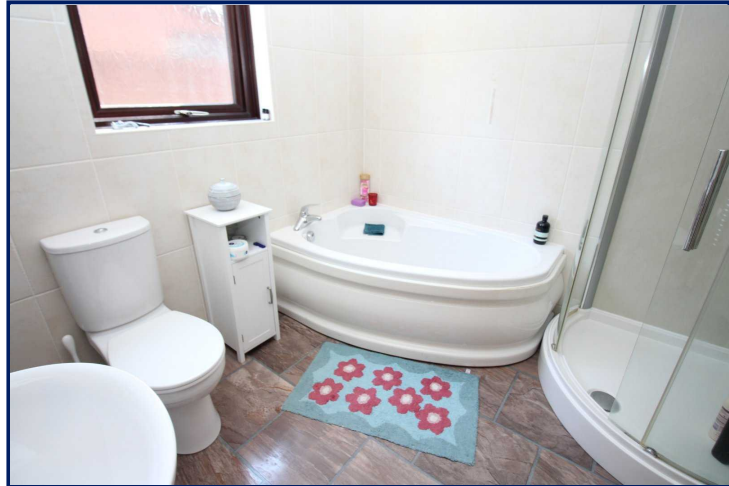


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



8 Harwood Park, Carrickfergus,  
BT38 7LZ

Offers in excess of: £298,500

Reeds Rains

reedsrains.co.uk



8 Harwood Park, Carrickfergus

Description

Nestled in one of the most sought after neighbourhoods, this impressive detached chalet bungalow offers a perfect blend of luxury, comfort and convenience. Boasting a spacious layout and adaptable layout it is an ideal home for todays growing family. The property comprises large open plan lounge/diner, cozy family room, modern fitted kitchen with breakfast area - ideal for entertaining, five well proportioned bedrooms, four piece ground floor bathroom and first floor shower room. Modern comforts include a gas fired central heating system, double glazed windows and alarm system installed. Positioned on a generous site with private mature rear garden, excellent driveway parking and EV charging point. All in all this home will not disappoint and we would strongly urge an internal viewing appointment.

Entrance Hall

Open tred staircase to first floor.

Spacious Lounge/Dining Area

23'7" x 15'5" (7.2m x 4.7m)  
Wall mounted electric fire. Double glazed French doors to rear garden.

Fitted Kitchen/Family Area

22'10" x 11'8" (6.96m x 3.56m)  
Contemporary range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Extractor fan. Integrated fridge/freezer. Centre island with cupboards and drawer storage below. Part tiled walls. French doors to rear garden.

Family Room/Study

10'9" x 10'8" (3.28m x 3.25m)

Bedroom 5

14'3" x 11'5" (4.34m x 3.48m)  
Built in robes with mirrored sliding doors.

Bathroom

Four piece white bathroom suite comprising corner bath, separate shower cubicle with wall mounted thermostatically controlled shower and low flush wc. Built in storage cupboard.

Utility Room

10' x 6'1" (3.05m x 1.85m)  
Range of fitted units. Single drainer stainless steel sink unit with mixer tap. Part tiled walls and tiled floor. Door to rear garden and garage.

First Floor Landing

Bedroom 1

15'6" x 10' (4.72m x 3.05m)  
Fitted storage with shelving and hanging space.

Bedroom 2

16'1" x 11'11" (4.9m x 3.63m)  
Eaves storage. Fitted storage with shelving and hanging space.

Bedroom 3

9'8" x 6'7" (2.95m x 2m)

Bedroom 4

15'5" x 7'6" (4.7m x 2.29m)  
Fitted storage with shelving and hanging space.

Shower Room

White suite comprising PVC panelled shower cubicle with wall mounted Aqualisa shower, pedestal wash hand basin and low flush wc.

Integral Garage

17'8" x 9'5" (5.38m x 2.87m)

Metal up and over door. Light and power.

Front Garden

Laid in lawn.

Private Rear Garden

Well enclosed rear garden laid in lawn with a variety of mature plants and shrubs. Paved patio area. Side garden - garden shed with power.

Tarmac Driveway

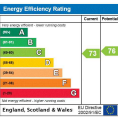
Large tarmac driveway offering excellent parking facilities for several vehicles including motorhome.

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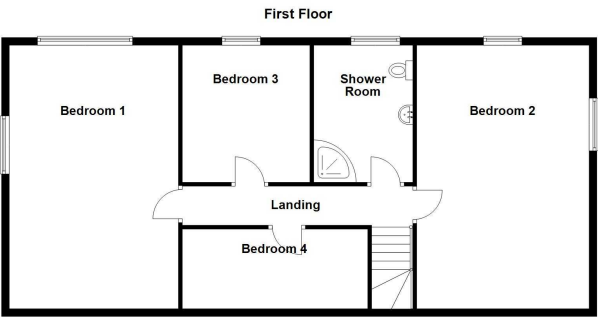
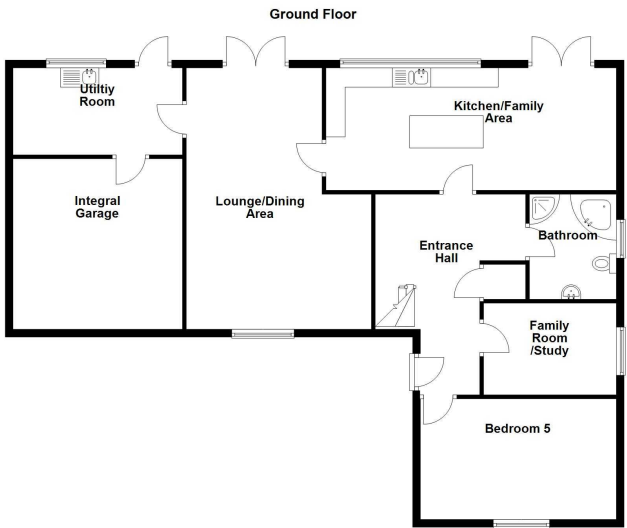
All Measurements are Approximate.

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

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk