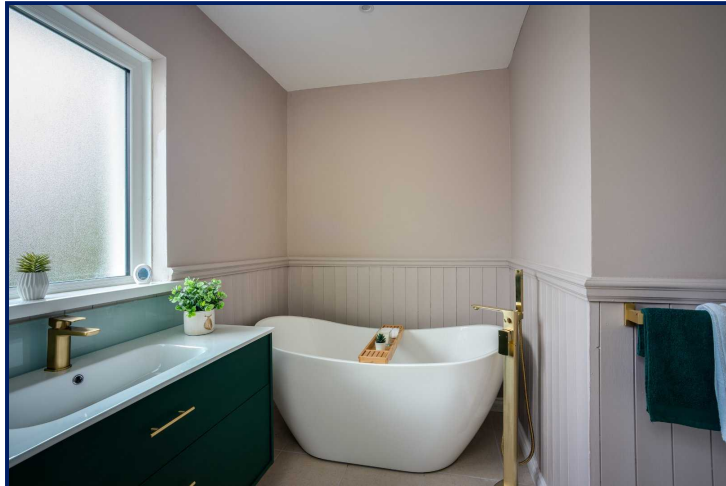




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



4 Kingsland Crescent,  
Carrickfergus, BT38 9DY

Offers in excess of: £289,950

reedsrains.co.uk



# 4 Kingsland Crescent, Carrickfergus

## Description

Recently modernised to an exceptionally high standard this detached family home offers a perfect blend of functionality and contemporary interior with little to do but simply move in. Situated in a sought after location this homes exterior boasts a fresh modern look with elegant front door, landscaped garden and spacious driveway. The stylish interior offers ideal family accommodation comprising lounge through to deluxe newly installed high end fitted kitchen through to utility room, ground floor wc and conservatory. On the first floor there are four well proportioned bedrooms and a luxurious four piece bathroom suite. Modern day comforts include an oil fired central heating system with newly installed boiler, new PVC fascia boards and integral garage with new up and over door and double glazed windows. An internal viewing will not disappoint to appreciate all this fine home has to offer.

## Entrance Hall

Engineered solid wood flooring.

## Lounge

16'4" x 14'1" (4.98m x 4.3m)

Feature fireplace with tiled inset and hearth incorporating an open fire.

## Kitchen/Dining Area

25'1" x 11'9" (7.65m x 3.58m)

Newly installed range of contemporary high end fitted units. Built in hob and under oven. Single drainer sink unit with mixer tap. Extractor fan. Integrated dishwasher. Housing for fridge/freezer. Spotlights. Herringbone laminate wooden floor. Double glazed patio doors to conservatory.

## Utility Room

Fitted units. Single drainer stainless steel sink unit with mixer tap. PVC double glazed door to rear garden. Herringbone laminate wooden floor. Access to integral garage.

## Cloakroom/WC

WC and vanity unit. Herringbone laminate wooden floor.

## Conservatory

10'1" x 8'9" (3.07m x 2.67m)

PVC double glazed French doors to rear garden.

## First Floor Landing

## Main Bedroom

14'4" x 10'8" (4.37m x 3.25m)

## Dressing Room

7'3" x 5'1" (2.2m x 1.55m)

Walk in robe with shelving.

## Bedroom 2

11'9" x 10'5" (3.58m x 3.18m)

## Bedroom 3

13'9" x 10'6" (4.2m x 3.2m)

## Bedroom 4

10'6" x 10'3" (3.2m x 3.12m)

## Bathroom

Deluxe newly installed four piece bathroom suite comprising bath with free standing tap and shower attachment, tiled shower cubicle with Triton electric shower, wall hung vanity unit and low flush wc. Part wood panelled walls. Part tiled walls and tiled floor.

## Integral Garage

18'2" x 10'10" (5.54m x 3.3m)

Metal up and over door. Light and power. Oil fired central heating boiler.

## Front Garden

Laid in lawn.

## Enclosed Rear Garden

Laid in lawn with paved patio area.

## Driveway Parking

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim , N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favsko NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

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.

