



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



11 Bessfield Avenue, Carrickfergus

Offers in excess of:
£250,000

Reeds Rains

reedsrains.co.uk

11 Bessfield Avenue, Carrickfergus

Description

A most deceptively spacious detached chalet bungalow situated on a large corner site. Offering versatile family accommodation that has the added benefit of an annex ideal for elderly relative, teenager or working from home. The well planned interior offers lounge through to dining area, modern fitted kitchen, four ground floor bedrooms - master bedroom with en-suite and a superb four piece bathroom suite. Additionally there is a large living area through to sun lounge, utility room or kitchenette and a first floor fifth bedroom and shower room. The property boats a gas fired central heating system and double glazed windows. Externally the impressive site offers privacy and parking for several cars. Positioned close to local primary and secondary schools we would strongly recommend an internal viewing.

Entrance Hall

Lounge

19'9" x 10'8" (6.02m x 3.25m)
Open through to:

Dining Area

13'2" x 11'6" (4.01m x 3.5m)
Double glazed French doors to rear garden. Arch to:

Kitchen

15' x 11'4" (4.57m x 3.45m)
Excellent range of fitted high and low level units. One and a half bowl sink unit with mixer tap. Built in hob and double oven. Integrated dishwasher. Extractor fan. Spotlights.

Bedroom 3

10'8" x 8'1" (3.25m x 2.46m)

Bedroom 4

12'1" x 11'9" (3.68m x 3.58m)

Bedroom 5

8'10" x 8'2" (2.7m x 2.5m)

Bathroom

Contemporary four piece suite comprising panelled bath, separate shower cubicle with wall mounted rain head shower and shower attachment, vanity unit and low flush wc. Spotlights. Heated towel rail.

Inner Hall To Annex

Master Bedroom 1

9'11" x 7'1" (3.02m x 2.16m)

En-Suite Shower Room

Superb white suite comprising shower cubicle with wall mounted rainhead shower and shower attachment, vanity unit and low flush wc. Heated towel rail. Spotlights.

Living Area Through To Sun Lounge

19'7" x 11'5" (5.97m x 3.48m)
Laminate wooden floor. Spotlights. Double glazed French doors to rear garden.

Utility Room/Kitchenette

Range of fitted high and low level units. Single drainer stainless steel sink unit with mixer tap. Door to rear garden.

First Floor

Master Bedroom 2

18'7" x 15' (5.66m x 4.57m)

En-Suite Shower Room

Modern white suite comprising shower cubicle with wall mounted shower, pedestal wash hand basin and low flush wc. PVC wall panelling. Spotlights.

Extensive Site

Situated on a large private corner site with gardens front, side and rear laid in lawns and bordered with mature hedging. Paved patio area. Parking for several vehicles and a caravan or boat.

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



For full EPC please contact the branch.

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.