

## 11 Woodfield Glen Jordanstown Road, Newtownabbey, BT37 0ZW

**Offers Over  
£495,000**

We are delighted to offer for sale this extremely well presented and spacious detached family home which is located in a very popular development just off the Jordanstown Road and will ideally suit the growing family.

Inside the accommodation comprises; entrance hall with furnished cloakroom, large lounge with feature sandstone fireplace and wood laminate flooring, family room, dining room with wood laminate flooring and a luxury fitted kitchen / diner with built in appliances and PVC double glazed double doors to rear and a matching utility room.

Upstairs there are five bedrooms, master with ensuite and a separate spacious family bathroom with white suite and shower cubicle.

Other benefits include PVC double glazing and oil heating.

Outside there is a tarmac driveway leading to a double integral garage, garden to front / side in lawn and a superb garden to rear in lawn with paved patio areas.

Early viewing recommended !!

# 11 Woodfield Glen

Jordanstown Road, Newtownabbey, BT37 0ZW



- Detached Family Home
- 5 Bedrooms Master Ensuite
- 3 Reception Rooms
- Luxury Kitchen / Diner
- Utility & Downstairs WC
- White Bathroom Suite
- PVC Double Glazing & Oil
- Double Integral Garage

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

Double glazed front door, double glass panelled doors to lounge

##### FURNISHED CLOAKROOM

Low flush wc, pedestal wash hand basin, tiled floor

##### LOUNGE

20'6" x 12'9" (6.25m" x 3.89m" )  
Feature sandstone fireplace, wood laminate flooring, radiator

##### FAMILY ROOM

14'6" x 11'8" (4.42m" x 3.56m")  
Mock fireplace, radiator

##### DINING ROOM

12'9" x 11'8" (3.89m" x 3.56m")  
Wood laminate flooring, radiator

##### KITCHEN / DINER

24'0" x 11'9" at widest (7.32m" x 3.58m" at widest )  
Luxury range of high and low level units, stone

worktops, basin 1/2 inlay sink unit, built in oven, gas hob, microwave, island unit, breakfast bar / table, overhead extractor fan, integrated fridge and dishwasher, wood laminate flooring, radiator, pvc double glazed back door to garden.

##### UTILITY ROOM

11'9" x 7'9" (3.58m" x 2.36m")  
Matching units, formica worktop, stainless steel single drainer sink unit, fridge / freezer space, plumbed for washing machine, tumble dryer space, wood laminate flooring, radiator, double glazed back door, access to garage

##### FIRST FLOOR

##### LANDING

Walk in hotpress

##### BEDROOM 1

20'8" x 16'7" at widest (6.30m" x 5.05m" at widest )

##### ENSUITE

Chrome shower cubicle, pedestal wash hand basin, low flush wc

##### BEDROOM 2

14'4" x 12'9" (4.37m" x 3.89m")  
Radiator, built in wardrobe

##### BEDROOM 3

12'8" x 11'8" (3.86m" x 3.56m")  
Radiator, built in wardrobe

##### BEDROOM 4

11'8" x 11'5" (3.56m" x 3.48m")

##### BEDROOM 5

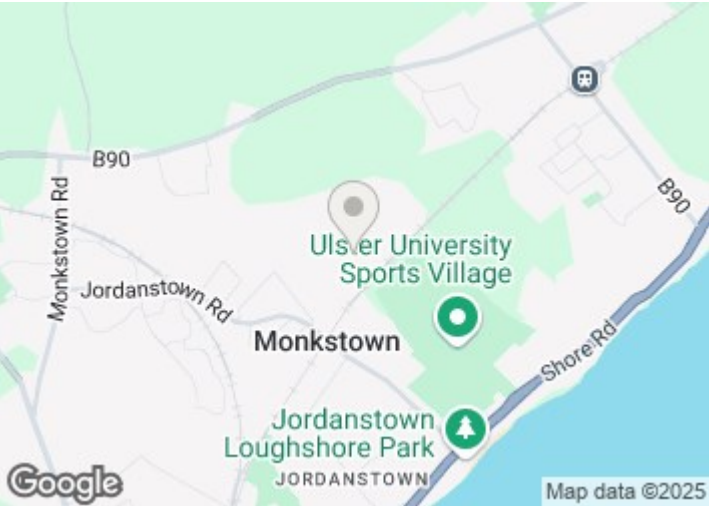
9'5" x 8'1" (2.87m" x 2.46m")

##### BATHROOM

White suite comprising panelled bath, pedestal wash hand basin, low flush wc, separate shower cubicle, partly tiled walls, tiled floor, chrome heated towel radiator

##### OUTSIDE

Tarmac driveway leading to double integral garage, remote control up and over door, light and power, oil boiler  
Garden to good garden to rear in lawn with paved patio areas



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC







**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

**WHICH MORTGAGE WILL SUIT ME BEST?**

**HOW MUCH DEPOSIT WITH I NEED?**

**WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?**

To answer these and other mortgage related questions contact the office. You home may be repossessed if you do not keep up your repayments on your mortgage.

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