

## 33 HIGHGROVE CRESCENT

Carrickfergus BT38 9TZ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**Offers Around £249,950**

# 33 Highgrove Crescent , Carrickfergus, BT38 9TZ



This attractive red brick detached house offers well-planned accommodation ideally suited to family living, with a spacious layout and a high standard of finish throughout. Conveniently located close to Carrickfergus town centre, schools, and key transport links, the property provides easy access to a range of local amenities while being situated in an established residential setting.

Internally, the home includes three double bedrooms, with the master bedroom benefiting from a walk-in dressing room featuring mirrored sliderobes, along with a modern en suite shower room finished with a white suite and complementary tiling. The generous 19'10 x 12' lounge features a gas living flame fire with a cast iron surround, while the open plan kitchen, dining area, and sunroom create a versatile and sought-after living space. The kitchen is fitted with a mix of blue shaker-style wall units and contrasting oak base units, a granite-topped island incorporating a gas hob and remote-controlled extractor, and built-in appliances including a wine cooler, oven, fridge freezer, and dishwasher. Matching porcelain tiling flows through to the dining space and sunroom, which has double doors and a feature corner window overlooking the rear garden.

The family bathroom is finished with a roll-top freestanding bath, high flush WC, and separate shower cubicle, and there is also a utility room and a downstairs WC. Outside, the enclosed rear garden enjoys a westerly aspect with timber decking, and to the front, a driveway provides parking for two to three cars. With gas heating, double glazing, and excellent presentation throughout, this home is ready for immediate viewing and will appeal to families looking for both space and convenience.

#### Entrance Hall

Double glazed door, featured radiator, doors to.

#### Downstairs Wc

White suite comprising, high flush Wc, wash hand basin, radiator.

#### Lounge

19'10 x 12 (6.05m x 3.66m)

Double glazed windows to front aspect, fireplace with cast iron surround & granite hearth with inset living flame gas fire, radiator, laminate wood flooring.

#### Kitchen/Dining Room

19'10 x 12'3 (6.05m x 3.73m)

Double glazed door to side aspect, extensive range of high and low level units comprising low level oak slab style doors and high level shaker style doors, granite worktops, inset Belfast sink with mixer tap over, built in stainless steel double oven & four ring gas hob with ceiling mounted remote control extractor over, integrated fridge freezer, dishwasher & wine cooler. Island style breakfast bar with oak base level storage unit & granite worktops, open plan to dining area, radiator, ceramic tile floor.

#### Utility Room

Double glazed window to rear aspect, range of high and low level units, plumbed for washing machine.

#### Family Room

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

Double glazed windows to side & rear aspect, double glazed double doors to rear garden, cast iron stove, radiator, ceramic tiled floor.

#### Stairs and Landing

Storage cupboard, doors to.

#### Bedroom One

12'4 x 12'3 (3.76m x 3.73m)

Double glazed window to rear aspect, radiator, laminate wood floor, doors to dressing room.

#### Dressing Room

Built in wardrobe, doors to en-suite

#### En-suite

Double glazed window to rear aspect, white suite comprising, low flush Wc, floating sink & shower cubicle, fully tiled walls, ceramic tiled floors.

#### Bedroom Two

12' x 10'1 (3.66m x 3.07m)

Double glazed window to front aspect, radiator.

#### Bedroom Three

9'11 x 9'5 (3.02m x 2.87m)

Double glazed window to front aspect, radiator, laminate wood flooring.

#### Bathroom

Double glazed window to side aspect, white suite comprising, high flush Wc, wash hand basin, free standing roll top bath with chrome telephone handle shower over, separate shower cubicle, tiled walls & flooring.

#### Garden & Grounds

At the rear there is a garden laid to lawn with a patio area and raised timber deck. At the side there is a driveway.

#### Floor Plans

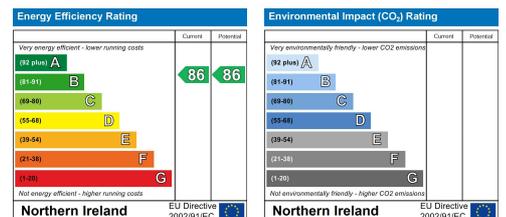


## Directions



# Floor Plan

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**PRS** Property Redress Scheme

**OFT** Approved code

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