

33 HIGHGROVE CRESCENT CARRICKFERGUS BT38 9TZ



Detached house finished in attractive red brick
Three double bedrooms

Master bedroom boasts a walk in dressing room incorporating mirrored sliderobes
Ensuite shower off master bedroom with a modern white suite and complimentary tiling
19'10 x 12' lounge with a gas living flame fire and feature Cast iron surround
Kitchen open plan to dining area and sunroom offering highly sought after open plan living
Kitchen comprises Shaker style blue units complimented by contrasting Oak base units
Island style breakfast bar, incorporating gas hob and remote control extractor over
Integrated wine cooler, oven, dishwasher and fridge freezer, Granite worktops & inset Belfast sink
Sunroom boasts double doors and feature corner window to rear garden
Matching porcelain tiling throughout kitchen, dining area and sunroom
Family bathroom enjoys a roll top freestanding bath, separate shower cubicle and high flush Wc
Utility room and downstairs Wc featuring a traditional high flush Wc
Double glazing and gas heating system
Enclosed garden at the rear with timber decking and a westerly aspect
Driveway providing parking for two/three cars
Conveniently located to Carrickfergus and all amenities
Excellent throughout making viewing essential

Offers Around £249,950

Tenure: Freehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(81-91) B			
(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	

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

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

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.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

REF: 18406648



Family Room

11'8 x 11'5

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

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
Double glazed window to front aspect,
radiator.



Bedroom Three

9'11 x 9'5
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 tap 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



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanIt.



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanIt.

• New to the market... details and measurements to follow shortly

THINKING OF SELLING ?
ALL TYPES OF PROPERTIES REQUIRED
CALL US FOR A FREE NO OBLIGATION VALUATION

UPS CARRICKFERGUS

Thinking of Selling?
All types of Properties Required
Call us for a free no obligation Valuation

UPS Carrickfergus
T: 028 9336 5986
E: carrickfergus@ulsterpropertysales.co.uk

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

REF: 18406648

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9047 1515

