

## 23 Highgrove Drive, Ballyclare, BT39 9XH



### PRICE Offers Over £329,950

*Situated within a well established development of detached family homes. This superb double fronted detached property enjoys a well plan living layout incorporating 4 bedrooms, 3+ receptions, quality shaker kitchen with matching utility room, sun lounge, luxury en suite and deluxe four piece family bathroom. Perfectly situated within walking distance to Ballyclare town centre an early viewing is recommended.*

**> Sales > New Homes > Commercial > Rentals > Mortgages**

**Antrim**  
12 Church Street  
Antrim  
BT41 4BA  
Tel: (028) 9446 6777

**Ballyclare**  
51 Main Street  
Ballyclare  
BT39 9AA  
Tel: (028) 9334 0726

**Glengormley**  
9A Ballyclare Road  
Glengormley  
BT36 5EU  
Tel: (028) 9083 0803



- **Detached Family Home**
  - **4 Bedrooms**
  - **3+ Receptions**
  - **Sun Lounge Extension**
- **Highly Regarded Established Development**
- **Luxury En Suite With Steam Shower Enclosure**
- **Quality Shaker Fitted Kitchen/ Utility Room**
  - **Luxury Four Piece Family Bathroom**
- **Integral Garage With Brick Paved Parking Forecourt**
- **PVC Double Glazing/ Gas Central Heating (Recently Installed)**





## ACCOMMODATION

### GROUND FLOOR

Mahogany effect PVC double glazed front door with twin full height double glazed side screens into:-

#### WELL PRESENTED ENTRANCE HALL

Tiled floor extended into kitchen area.



#### LOUNGE 15'8" x 11'9"

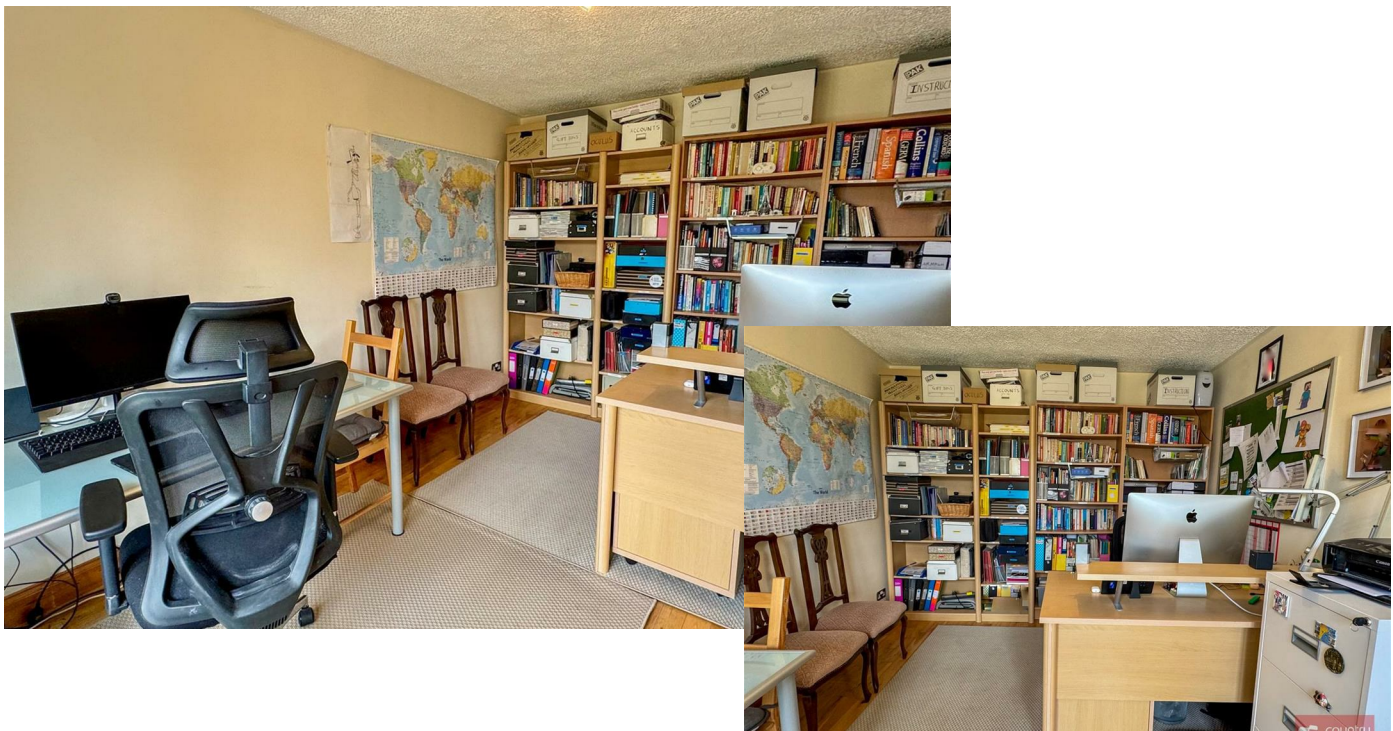
Attractive horseshoe style cast iron fireplace with oak surround and polished granite hearth. Quality exposed Hardwood flooring. Twin wall facility. Twin French doors into dining/ family room.





## LIVING ROOM 14'8" x 10'3"

Presently used as home office. Quality exposed hardwood flooring.



## KITCHEN WITH CASUAL DINING ASPECT 16'6" x 12'3"

Equipped with a comprehensive range of high and low level oak fitted units in shaker style with contrasting quartz work surfaces and upstands. Inlaid Franke stainless steel sink unit with swan neck mixer tap. Space for freestanding cooker with overhead extractor fan housed in stainless steel chimney and glass hood. Plumbed for dishwasher. Housing for freestanding American style fridge freezer complementary wall tiling. Twin French doors into:-





### **SUN ROOM 12'8" x 10'8"**

Tiled floor. PVC double glazed external door to garden.

### **DINING/ FAMILY ROOM 11'2" x 11'9"**

Quality exposed Hardwood flooring. Twin doors into Lounge.



### **UTILITY ROOM 11'3" x 9'7"**

Fitted with a matching range of shaker style units with contrasting work surfaces. Inlaid Franke single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Tiled floor. External door to garden. Service store to integral garage.



### **FURNISHED CLOAKROOM**

Comprising wash hand basin low flush w.c.

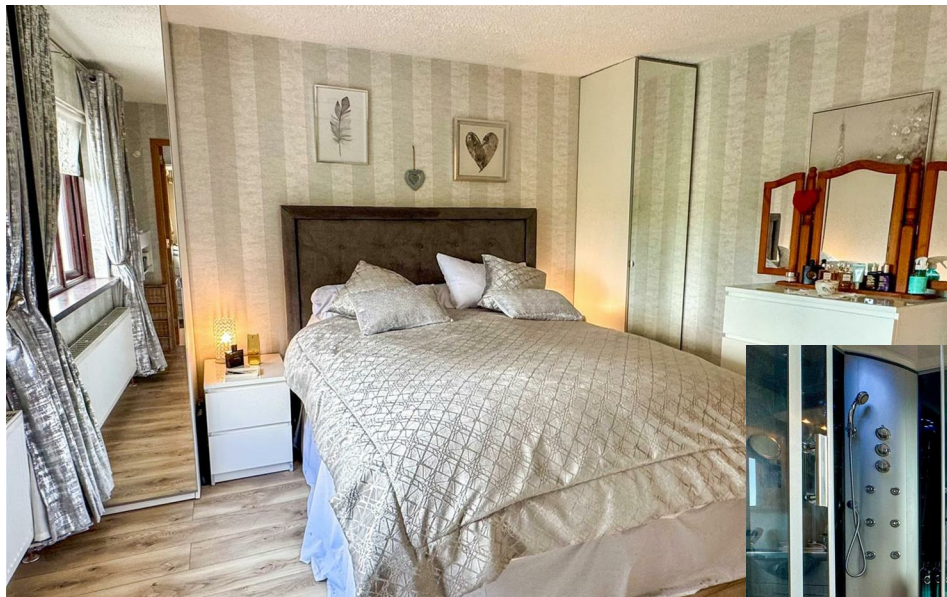


## FIRST FLOOR

### BEDROOM 1 13'6" x 12'3"

#### LUXURY EN SUITE

Comprising low flush w.c, modern vanity unit and superb large steam shower enclosure with two handheld shower attachments and 12 massaging jets. Tiled floor.



### BEDROOM 2 11'6" x 14'8"

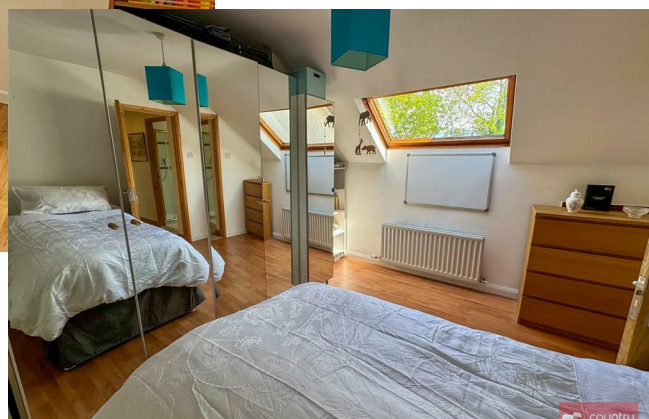
Laminate strip flooring.

### BEDROOM 4 11'6" x 10'9"

Laminate strip flooring. Built-in storage cupboard.

### BEDROOM 3 13'6" x 10'6"

Laminate strip flooring. Velux skylight.





## **SUPERB FOUR PIECE FAMILY BATHROOM**

Comprising wall push w.c, modern vanity unit, large corner spa bath with hand held shower attachment. Tiled floor. Complementary wall tiling.



## **OUTSIDE**

Large garden to front laid in neat lawn. Brick paved driveway leading to parking forecourt with ample parking for a variety of vehicles and additional parking bay to gable end.

## **INTEGRAL GARAGE 17'3" x 10'6"**

With insulated electrical remote sectional garage door. Power and light.


Large private enclosed garden to rear laid in the lawn screened by perimeter fence with pedestrian gate to rear lane.

Twin paved patio / terrace areas perfect for evening entertaining and Summer house.







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

**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

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