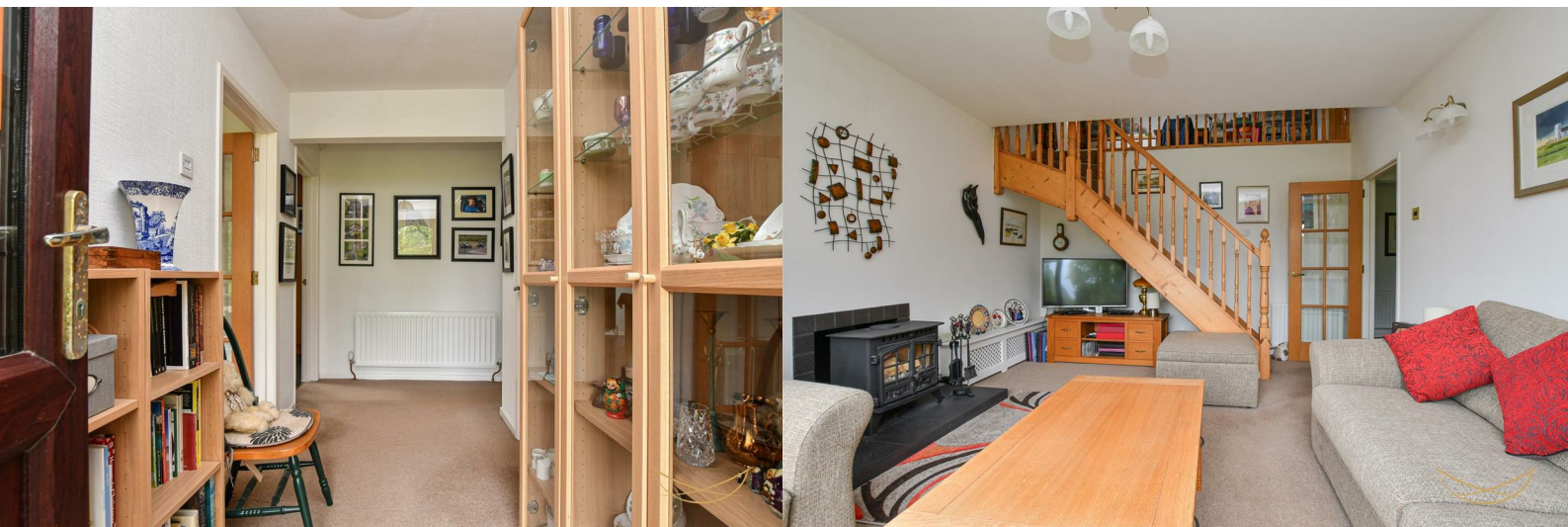




33 Watch Hill Road
Ballyclare, BT39 9QW

Offers over £324,950



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Nestled in a truly private setting, 33 Watch Hill Road offers a rare opportunity to enjoy countryside living at its finest. Surrounded by little pockets of tranquillity, this beautifully maintained home is perfect for a growing family seeking space, serenity, and rural charm – all while remaining within easy reach of Ballyclare and surrounding areas.

Internally, the property has been lovingly cared for by its current owners and offers a flexible and spacious layout. It features three well-proportioned bedrooms, two reception rooms, a bright and airy conservatory, and a stylish, modern fitted kitchen. The family bathroom is finished with a contemporary four-piece suite, offering both function and luxury.

A standout feature of this home is the large, floored attic space with an adjoining office – ideal for a home business, studio, or additional accommodation, depending on your needs.

With its unique combination of peaceful surroundings and practical family living, this property must be viewed to fully appreciate all that it has to offer.

LIVING ROOM

12'7" x 15'8" (3.84m x 4.78m)

Feature multi fuel burning stove. Tiled feature hearth. Mezzanine gallery.

HALLWAY

14'5" x 5'2" & 24'9" x 3'1" (4.39m x 1.57m & 7.54m x 0.94m)

uPVC front door with glazed side panels and feature glazed inset. Access to storage.

STORAGE

2'6" x 5" (0.76m x 1.52m)

STORAGE

3'2" x 7'8" (0.97m x 2.34m)

FITTED KITCHEN

12'7" x 14'1" (3.84m x 4.29m)

Range of high and low level units with contrasting granite worktops with matching upstand. Stainless steel 1.5 sink bowl unit with drainer. Two Integrated electric ovens and induction hob. Integrated extractor fan. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine and tumble dryer. Integrated Bosch microwave. Vertical charcoal radiators. Recessed spotlights. Tiled flooring.

CONSERVATORY

23'2" x 10'8" (7.06m x 3.25m)

Access to rear garden. K glass argon filled sealed glass.

DINING ROOM

12'8" x 10'7" (3.86m x 3.23m)

Feature open fire with ornate victorian detail. Tiled hearth. Sliding doors to conservatory. Cornice ceiling.

BATHROOM

7'9" x 10'6" (2.36m x 3.20m)

White suite comprising paneled bath with mixer taps and shower. Large enclosed shower unit with mains shower. Vanity style sink unit with mixer taps. Low flush W/C. Tiled floor. Tiled splashback.

BEDROOM 1

11'10" x 10'7" (3.61m x 3.23m)

Built in wardrobes. Cornice ceiling.

STORAGE

5'2" x 2'6" (1.57m x 0.76m)

BEDROOM 2

11'8" x 10'7" (3.56m x 3.23m)

Built in wardrobes. Cornice ceiling.

BEDROOM 3

11'5" x 10'7" (3.48m x 3.23m)

Built in wardrobes. Cornice ceiling.

OFFICE

12'4" x 5'11" (3.76m x 1.80m)

FLOORED STORAGE

22'6" x 32'8" (6.86m x 9.96m)

Light and power.

OUTSIDE

Circa 0.3 acre site with laid in lawns bordered by flower beds and mature shrubbery. Access to well. Private stoned driveway for multiple cars.

DOUBLE GARAGE

22'6" x 32'8" (6.86m x 9.96m)

Light and power. Parking for two cars. Two insulated electric roller doors. Double glazing.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

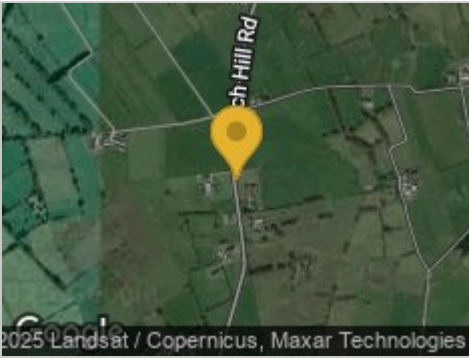
Do you need a mortgage to finance the property?
Contact Nest Mortgages on 02893 438092.



Road Map



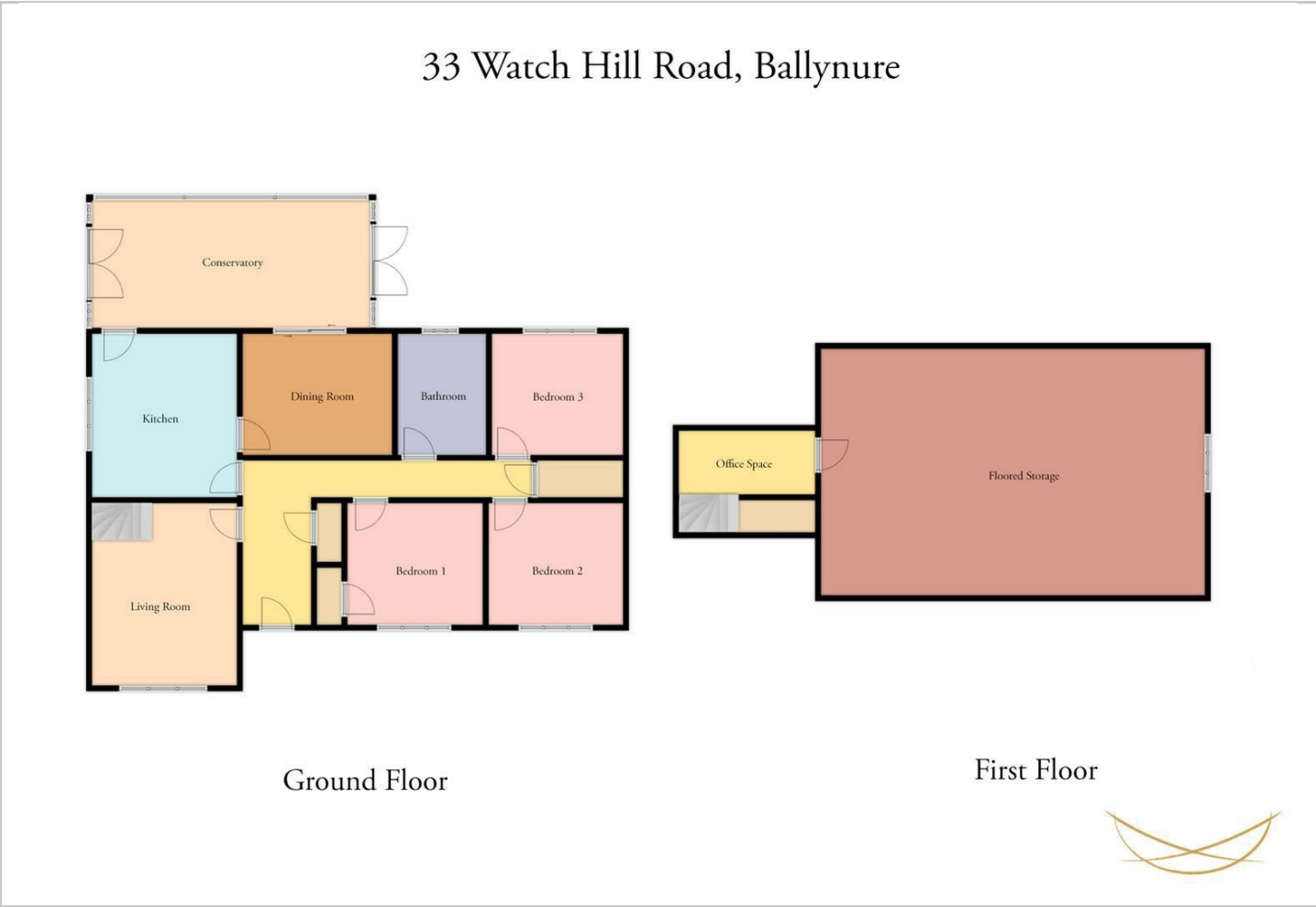
Hybrid Map



Terrain Map



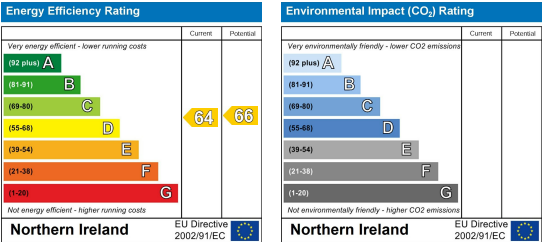
Floor Plan



Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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