

FOR SALE

18 Highgrove Drive

Ballyclare, BT39 9XH



Offers over £249,950



Nest Estate Agents are delighted to bring to the market this superb three bed detached bungalow situated on a corner site, within the highly regarded Highgrove development - located off the Doagh Road, Ballyclare. This property offers fantastic space, flexible living and endless potential to create the perfect family home within one of Ballyclare's most desirable developments. Internally the property comprises of large entrance hall, family lounge with feature fire, separate dining room with double doors leading to a bright sunroom, fitted kitchen, utility room, master bedroom with ensuite and two additional spacious bedrooms and family bathroom suite. Externally the property occupies a prime site and enjoys a large private driveway finished in decorative paving with parking for 2+ cars, rear and side gardens finished in lawn and additional paving. We anticipate high interest in this property and recommend early viewing, contact Nest today to arrange a viewing 028 9343 8090.

HALLWAY 6'4 x 6'5 - 21'8 x 4'7 (1.93m x 1.96m - 6.60m x 1.40m)
Hardwood front door with feature glazed side panel. Tile effect laminate flooring. Access to cloakroom.

LOUNGE 17'11 x 11'8 (5.46m x 3.56m)
Feature gas wall mounted fire. Solid wood flooring. Cornice ceiling. Recessed spotlights.

FITTED KITCHEN 13'1 x 10'10 (3.99m x 3.30m)
Range of high and low level units with contrasting formica worktops. Composite 1.5 sink bowl unit with drainer and mixer taps. Integrated oven and grill. Integrated electric hob. Space for dishwasher. Integrated fridge freezer. Feature glass display cabinets. Breakfast bar area Tiled splashback. Tiled flooring. Recessed spotlights.

UTILITY 10'10 x 6'10 (3.30m x 2.08m)
Range of high and low level units with contrasting worktops. Stainless steel sink unit with drainer and mixer taps. Space for washing machine. Space for tumble dryer. Access to rear garden. Access to garage.

GARAGE 17'8 x 10'11 (5.38m x 3.33m)
Remote operated electric door. Power and light.

DINING ROOM 11'8 x 9'11 (3.56m x 3.02m)
Cornice ceiling. French doors to the sunroom.

CONSERVATORY 11'6 x 12'8 (3.51m x 3.86m)
Tiled flooring. Access to rear garden. 'K' glass roof.

BEDROOM 1 15'6 x 11'8 (4.72m x 3.56m)
Sliderobes. Recessed spotlights.

ENSUITE 4'6 x 8'1 (1.37m x 2.46m)
White suite comprising low flush W/C. Vanity style wash hand basin with mixer taps. Fully enclosed shower unit. Heated chrome towel rail. Tiled flooring. Tiled walls. Recessed spotlights.

BEDROOM 2 11'8 x 13'1 (3.56m x 3.99m)
Laminate wood effect flooring. Recessed spotlights.

BEDROOM 3 8'8 x 8'10 (2.64m x 2.69m)
Laminate wood effect flooring.

BATHROOM 11'7 x 6'5 (3.53m x 1.96m)
White suite comprising paneled bath with temperature controlled bath/ shower. Low flush W/C. Vanity style sink unit with mixer taps. Heated chrome towel rail. Recessed spotlights. Tiled flooring. Tiled walls.

STORAGE

HOT PRESS 4'10 x 3'2 (1.47m x 0.97m)

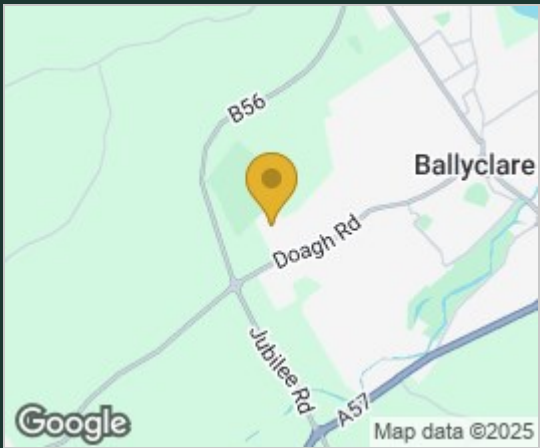
GARDEN
Rear laid in lawns bordered by flower beds and mature shrubbery. Feature paved stonework.

Front and side laid in lawn, feature stone flower beds and paved driveway.

EV charger. Outdoor sensor light. Outdoor tap.

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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

11 The Square Ballyclare, Co.Antrim, BT39 9BB
Tel: 02893438090 Email: hello@nestestateagents.com