



5 Hansons Hall Park, Ballyclare, BT39 9YG

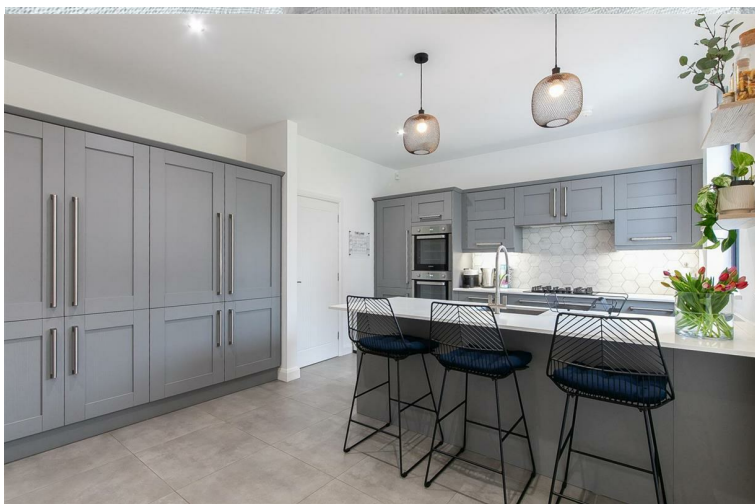
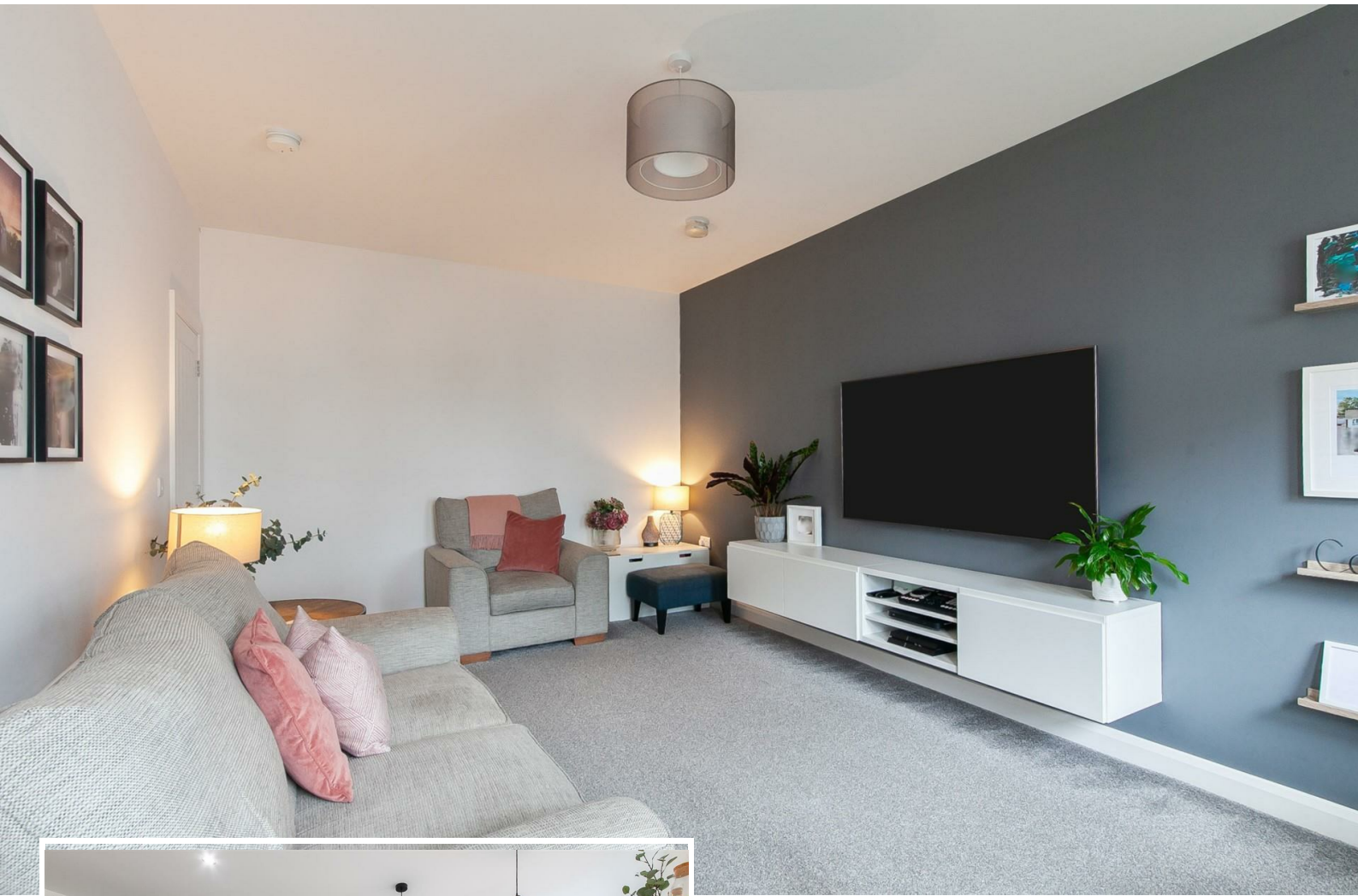
- Semi Detached Home
- Lounge
- Sun Lounge
- En Suite Shower Room; Furnished Cloakroom
- Private Driveway
- Four Bedroom/Two+ Reception
- Kitchen Through Dining Room
- Deluxe Bathroom
- Gas Heating; PVC Double Glazing
- Fully Landscaped, Enclosed Rear Garden

Offers Over £245,000

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door. Tiled floor. Feature height ceiling, continuing throughout remainder of home. Stairwell to first floor. Access to under stairs storage area.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising wash hand basin and WC. Splashback tiling to sink. Tiled floor.

LOUNGE 18'7" x 11'5"



KITCHEN THROUGH DINING ROOM 19'1" x 13'7" (wps)

Luxury fitted kitchen with range of high and low level storage units with contrasting, solid Quartz work surface. Matching island unit with breakfast bar area and inlaid sink unit. Integrated gas hob with extractor hood over. Integrated double ovens, larger fridge, larger freezer and dishwasher. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor. Open arch leading to:

SUN LOUNGE 12'5" x 10'11"

Tiled floor. PVC double glazed French door leading to rear garden.

FIRST FLOOR

LANDING

Access store and roof space via slingsby style ladder.

PRINCIPAL BEDROOM 13'8" x 9'3"

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized, fully tiled shower enclosure, floating vanity unit and concealed cistern WC. Thermostat controlled mains shower unit with drench shower head. Part tiling to walls. Towel radiator. Tiled floor.

BEDROOM 2 13'8" x 9'3"

BEDROOM 3 9'6" x 8'10" (wps)

Built in wardrobe/store.

BEDROOM 4 9'5" x 8'4"

DELUXE BATHROOM

Contemporary, white, three piece suite comprising panelled bath, wash hand basin and WC. Part tiling to walls. Chrome towel radiator. Tiled floor.

EXTERNAL

Front garden finished in lawn and shrubs.

Generous sized private driveway finished in tarmac.

External lighting.

PVC fascia.

Outside tap.

Fully enclosed, landscaped rear garden finished in lawn, brick pavior and raised bed with range of plants, trees and shrubbery.

External power points.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.



Immaculately presented, four bedroom/two+ reception, semi detached home, within the recently constructed and well sought after Hansons Hall development, Jubilee Road, Ballyclare.

The property comprises entrance hall, furnished cloakroom, lounge, kitchen through dining room, sun lounge, four well-proportioned bedrooms, to include principal en suite, and separate deluxe family bathroom.

Externally, the property enjoys generous sized private driveway finished in tarmac, and fully landscaped, enclosed rear garden.

Other attributes include gas heating, PVC double glazing and convenient location.

Early viewing highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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