

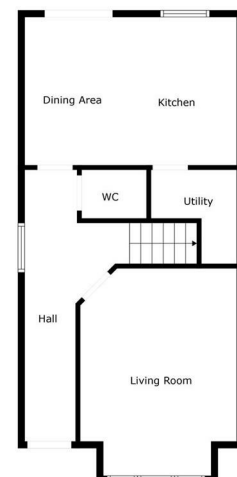


4 Foxton Court, Newtownabbey, BT36 5FT

- Immaculately Presented Semi Detached Home
- Bay Fronted Lounge
- Modern Fitted Kitchen
- Deluxe Bathroom
- Private Driveway; Gardens Front and Rear
- Three Bedrooms; Principal En Suite
- Kitchen Through Dining Room
- Utility Store; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Convenient, Well Sought After Development

Offers Over £214,950

EPC Rating B



Floorplan Is For Illustrative Purposes Only And Is Not To Scale



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, panelled front door with hardwood, double glazed fanlight over. Tiled floor. Stairwell to first floor.

FURNISHED CLOAKROOM

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

LOUNGE 15'5" x 11'9" (wps)

Bay window to front elevation. Part panelled feature wall. Comprehensive range of built in storage units.



KITCHEN THROUGH DINING ROOM 16'1" x 11'2"

Modern fitted, white, high gloss kitchen with range of high and low level storage units with contrasting, solid wood block worktop. Matching island unit with breakfast bar area. Ceramic sink unit. Integrated gas hob with stainless steel splashback and extractor hood over. Integrated oven, fridge freezer and dishwasher. Space for wine fridge. Gas fired central heating boiler (housed within matching unit). Solid wood block upstands to walls. Tiled floor. Access to utility store. PVC double glazed French doors leading to rear garden.

UTILITY STORE 6'11" x 6'8" (wps)

Range of fitted high and low level storage units with contrasting, granite effect, melamine work surface. Plumbed and space for washing machine. Built in wine rack. Tiled floor.

FIRST FLOOR

LANDING

Access to shelved store with power. Access to partially floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM 13'6" x 11'8" (wps)

Fitted wardrobes in glass panelled, sliding doors.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head. Splashback tiling to sink. Chrome towel radiator. Tiled floor.

BEDROOM 2 10'3" x 8'2"

Elevated rural view to rear.

BEDROOM 3 10'3" x 7'5"

Elevated rural view to rear.

DELUXE FAMILY BATHROOM

Contemporary, white, three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Thermostat controlled mains shower and glass shower screen over bath. Chrome towel radiator. Part tiling to sink. Tiled floor.

EXTERNAL

Generous sized private driveway finished in tarmac.

Front garden finished in lawn.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn, timber decking, brick pavior, and range of shrubs.

Outside tap.

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, three bedroom, semi detached home, occupying a prime site, within the well-sought after Foxton development, Ballycraigy Road, Newtownabbey.

The property comprises entrance hall, furnished cloakroom, bay fronted lounge, kitchen through dining room, modern fitted kitchen, utility store, three well-proportioned bedrooms, to include principal en suite, and separate, deluxe family bathroom, with contemporary, white sanitary ware.


Externally, the property enjoys private driveway, and gardens front and rear, finished in lawn, timber decking, brick pavior, and range of shrubs.

Other attributes include gas heating, PVC double glazing, cul-de-sac position, and convenient location.

Early viewing highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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 	

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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