



1 Rectory Gardens, Ballymena, BT42 4LF

Offers in the region of £320,000



Situated in the heart of the award winning village of Broughshane, this spacious four bedroom detached house offers family size living accommodation in a popular, well regarded location.

Maintained to a high standard inside and out, this impressive home is within easy walking distance of Broughshane's various shops and amenities and is convenient to Ballymena's arterial commuter routes.

Personal inspection is essential to appreciate all this fine property has to offer and early viewing is recommended in order to avoid disappointment.

Property Features

- Large detached home in the heart of Broughshane
- Three formal reception rooms plus conservatory
- Spacious open plan kitchen/dining area with separate utility room off
- Four well proportioned first floor bedrooms, master with en-suite
- Large family bathroom fitted with a luxury suite
- Oil fired heating system / PVC double glazed windows
- Beam vacuum system installed/speaker system installed on the ground floor
- Detached Garage
- Mature, easily managed gardens
- Located within easy walking distance of Broughshane's various shops and amenities

Accommodation

(Dimensions and Areas are approximate)

Ground floor

Entrance Hall/Reception Room 22'3" x 10'5" (max) (6.8 x 3.2 (max))

Gas fire set in an ornate Adam style fireplace surround with granite hearth. Ceiling coving. Hardwood front door and sidelights. Under stairs storage. Tiled floor. Fitted cloak room off.

Cloak Room 4'7" x 2'7" (1.4 x 0.8)

Fitted with a W/C and wash hand basin. Tiled splash back areas. Tiled floor.

Lounge 16'11" x 12'9" (5.18 x 3.89)

Dog grate gas fire set in an impressive marble Adam style fireplace surround and hearth. Ceiling coving.

Living Room 12'0" x 11'6" (max) (3.67 x 3.51 (max))

Wood effect laminate flooring. French windows opening into conservatory. Integrated ceiling speakers.

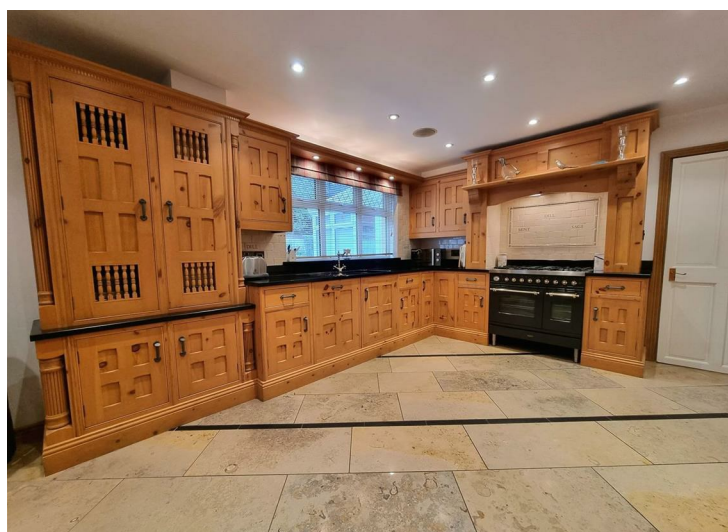
Conservatory 11'6" x 12'4" (max) (3.51 x 3.77 (max))

Double patio doors opening to the rear. French windows opening into the Living Room. Fitted with window and ceiling blinds.

Tiled floor.

Kitchen/Dining Area 20'9" x 12'1" (6.35 x 3.69)

Large open plan kitchen fitted with a range of eye and low level units. Granite work surfaces with matching upstands and tiled splash back areas. One and a half bowl undermounted sink. Space for range cooker with integrated extractor fan over. Integrated fridge and dishwasher. Electric stove. Recessed ceiling lighting. Tiled floor.



Utility Room 12'1" x 8'6" (3.7 x 2.6)

Fitted with a range of eye and low level units. Laminate work surfaces with tiled splash back areas over. Space for range cooker with integrated extractor fan over. One and a half bowl sink. Integrated fridge and freezer. Plumbed for washing machine with space for tumble dryer. Recessed ceiling lighting. Tiled floor. PVC back door.

First Floor

Landing 14'7" x 11'11" (max) (4.46 x 3.64 (max))

Built in airing cupboard. Ceiling coving and centre rose.

Bedroom 1 (master) 13'8" x 12'9" (4.19 x 3.89)

Fitted bedroom furniture including wardrobes, bedside tables and dressing table. En-suite shower room off.

En-suite 12'8" x 2'9" (3.87 x 0.86)

Fitted with a shower cubicle with electric shower, wash hand basin and W/C. Tiled floor to ceiling.

Bedroom 2 10'2" x 10'5" (3.1 x 3.19)

Fitted bedroom furniture including wardrobes, dresser and dressing table.

Bedroom 3 10'1" x 8'2" (max) (3.08 x 2.5 (max))

Bedroom 4 14'0" x 9'8" (4.27 x 2.96)

Fitted bedroom furniture including built in wardrobes and dressing table. Eaves storage. Skylight.

Bathroom 11'5" x 12'0" (max) (3.49 x 3.68 (max))

Fitted with a luxury bathroom suite including a jacuzzi bath, shower cubicle with electric shower, wash hand basin with vanity unit, W/C and bidet. Tiled floor to ceiling.

Ceiling coving and centre rose.

Garage 17'10" x 11'9" (5.45 x 3.6)

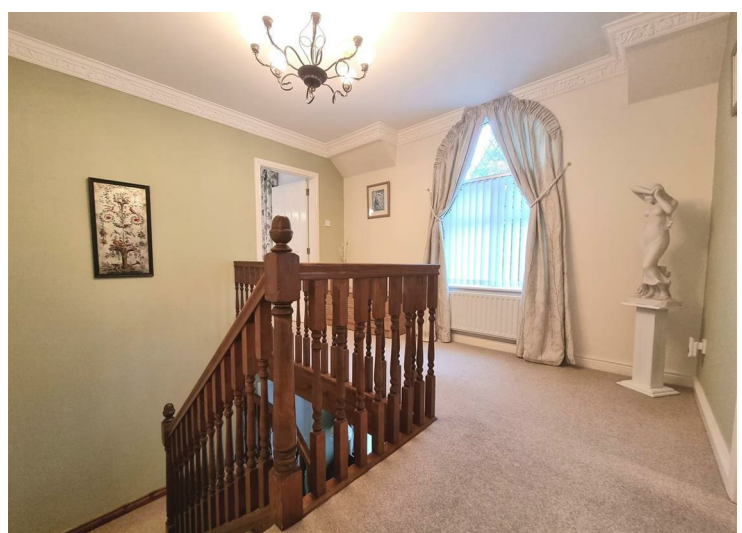
Roller door. Pedestrian door to the side. Tiled floor.

Lights and power. Loft storage space.

Fitted with low level storage, laminate work surface and stainless steel sink.

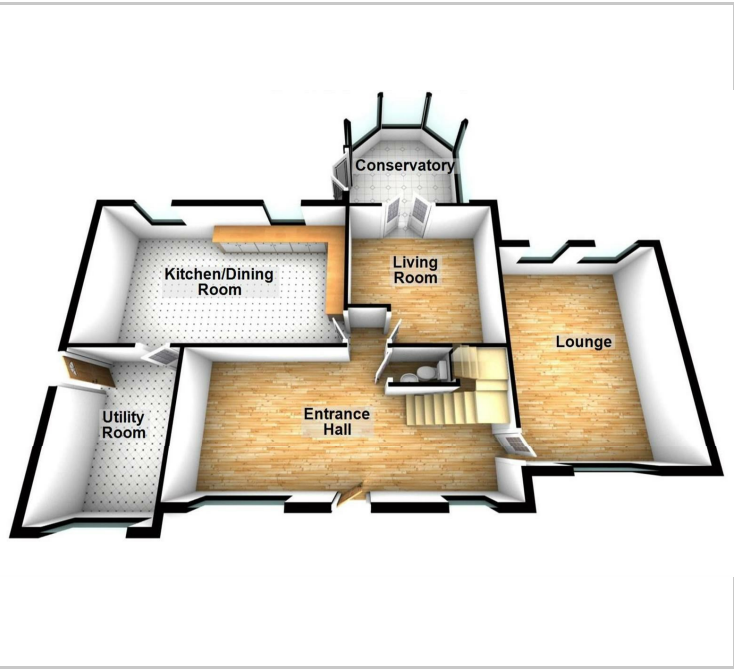
Gardens

Front garden, lain in lawn with mature flowers beds, plants and shrubs. Pavia brick driveway and walkways. Fully enclosed rear garden, hardscaped for easy maintenance, with gated vehicular access to the left and gated pedestrian access to the right.





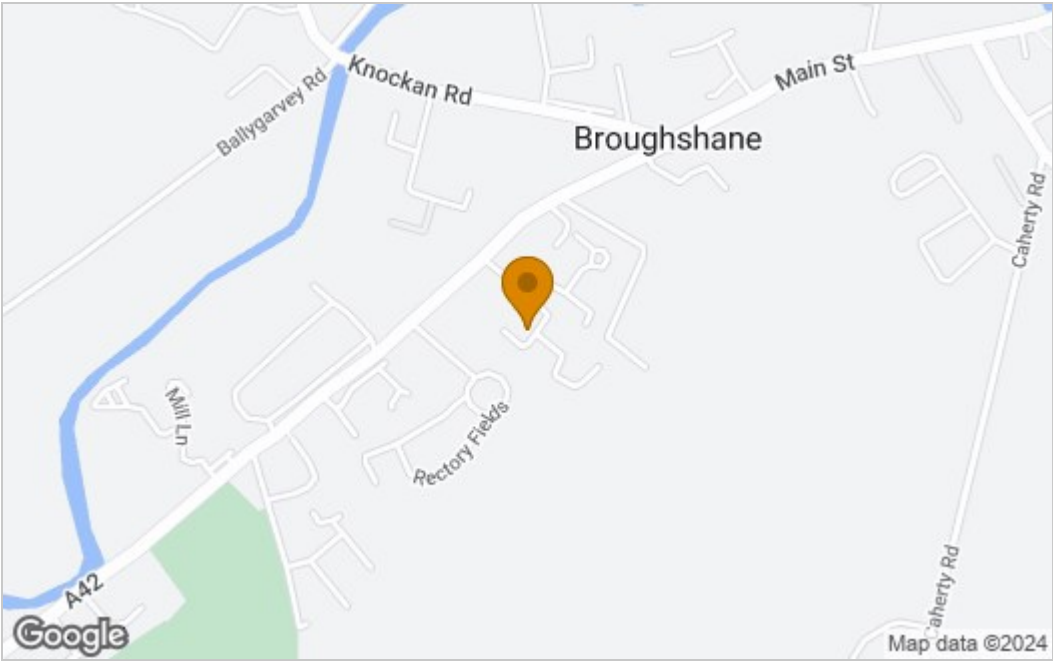
Ground Floor Plan



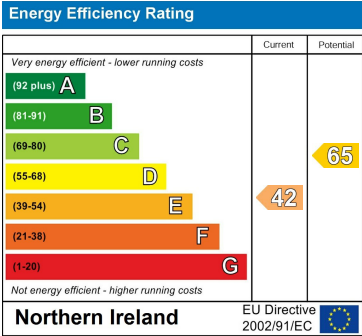
First Floor Plan



Area Map



Energy Efficiency Graph



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42 Mill Street, Ballymena BT43 5AE || 028 256 48829 || info@harryclarke.co.uk

