



24 Readers Crescent, Ballyclare, BT39 9BD

- Impressive Detached Family Home
- Sun Lounge
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Gardens Front, Side and Rear
- Four Bedroom; Two+ Reception
- Modern Fitted Kitchen
- Deluxe Bathroom and En Suite
- Generous Sized Private Driveway
- Immaculately Presented Throughout

Offers Over **£285,000**

EPC Rating B



24 Readers Crescent, Ballyclare, BT39 9BD



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, panelled, front door with hardwood, double glazed fan light over. Wood laminate floor covering. Stairwell to first floor. Feature height ceiling, continuing throughout remainder of home.

FURNISHED CLOAKROOM

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

LOUNGE 17'5" x 10'9" (wps)

Bay window to front elevation, enjoying views towards landscaped green. Wall recessed, wood burning stove with granite hearth.



KITCHEN THROUGH DINING ROOM 28'6" x 17'8" (wps)

Modern fitted kitchen with range of high and low level storage units, with contrasting stone effect melamine work surface. Matching island unit with breakfast bar area. Stainless steel sink unit with draining bay. Integrated hob with stainless steel splash back and extractor hood over. Integrated oven, microwave oven, fridge freezer and dishwasher. Wood laminate floor covering. Dual aspect windows. Bay windows to front and side elevations, enjoying views towards landscaped green.

SUN LOUNGE 12'3" x 9'2"

PVC double glazed French doors to rear garden. Wood laminate floor covering.

UTILITY ROOM 10'8" x 5'1"

Range of low level fitted storage units, with contrasting stone effect melamine work surface. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Space for tumble dryer. Gas fired central heating boiler (housed within matching unit). Wood laminate floor covering. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to store and roof space.

PRINCIPAL BEDROOM 13'10" x 13'9" (wps)

Dual aspect windows, enjoying view over landscaped green.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled oversized shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit. Splash back tiling to sink. Chrome towel radiator. Tiled floor.

BEDROOM 2 10'11" x 9'7"

BEDROOM 3 10'8" x 9'5" (wps)

View over landscaped green.

BEDROOM 4 9'8" x 7'3"

DELUXE BATHROOM

Contemporary, white, four piece suite comprising panelled bath, separate fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit. Splash back tiling to walls. Chrome towel radiator. Tiled floor.

EXTERNAL

Generous sized private driveway area finished in tarmac.

Front, side and rear gardens finished in lawn.

External lighting.

Outside tap.

Enclosed paved patio area.

Bin enclosure.

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, double bay fronted, family detached home occupying a prime site within the highly sought after Readers Park development, Ballyclare. The property comprises entrance hall, furnished cloakroom, lounge with wood burning stove, kitchen through dining room, sun lounge, utility room, four well proportioned first floor bedrooms, including principal en suite, and deluxe family bathroom with contemporary, white, four piece suite. Externally the property enjoys generous sized private driveway area finished in tarmac, gardens front, side and rear finished mainly in lawn, and enclosed paved patio area. Other attributes include gas heating, PVC double glazing, ex-show home specification and views over landscaped green. Early viewing strongly recommended.



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