



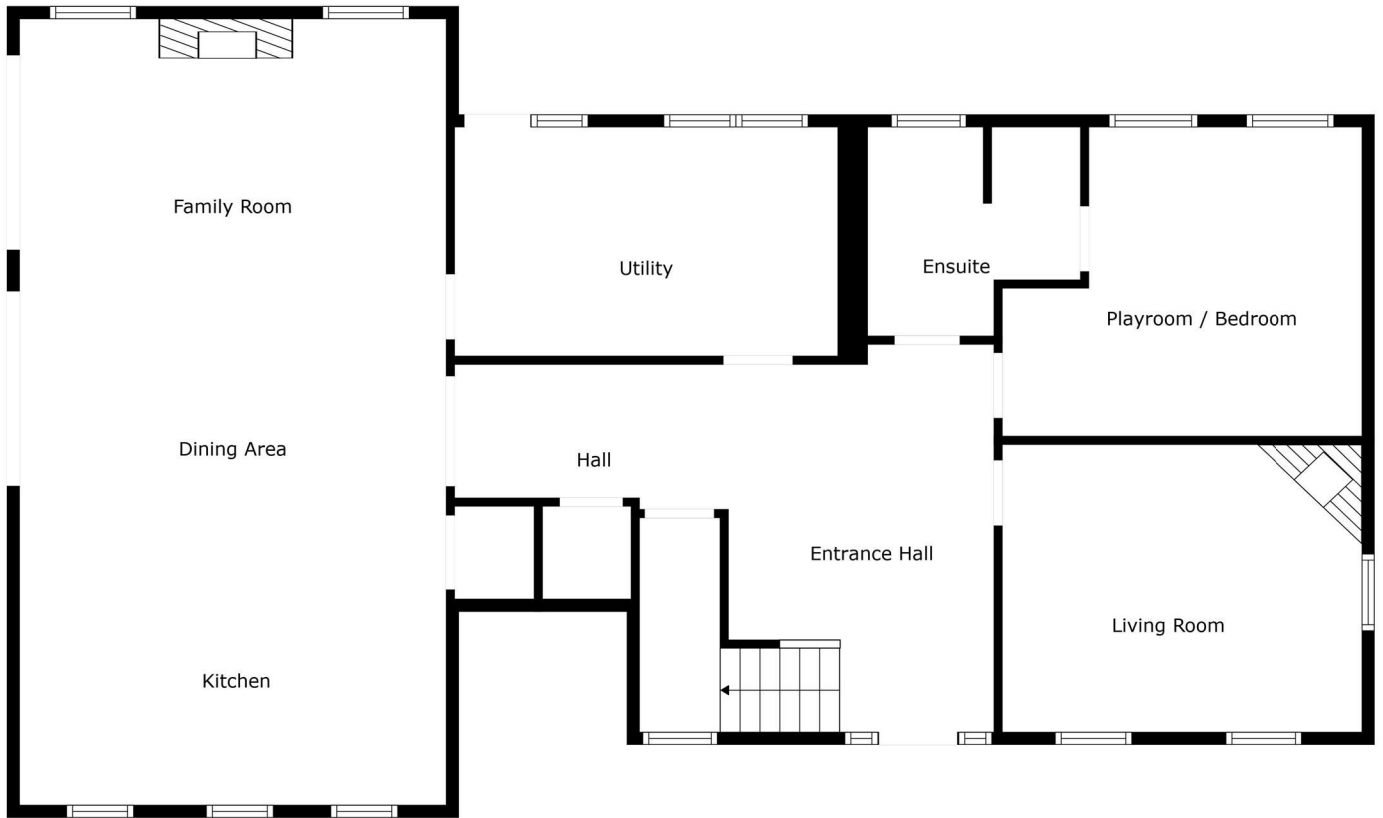
'Ballyclaverty House', 123a Hollybank Road, Parkgate, BT39 0DP

- Impressive Detached Family Home
- Family Room; Wood Burning Stove
- Luxury Fitted Kitchen; Separate Utility Room
- Deluxe Family Bathroom; Separate Shower Room
- Large Detached Workshop; Driveway
- Four Well-Proportioned Bedrooms
- Lounge Through Kitchen; Informal Dining Area; Wood Burning Stove
- Principal Suite With Dressing Room/Walk In Wardrobe and En Suite Shower Room
- Oil Heating; PVC Double Glazing
- Fully Landscaped Site; Garden Room; Elevated Rural Views

Offers Over £450,000

EPC Rating C





Approximate. Actual May Vary.

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite front door, with PVC double glazed side screens and fan light over. Tiled floor. Half panelling to walls. Vaulted ceiling. Stairwell to first floor gallery landing. Access to understairs store. Access to separate store.

SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Electric shower. Splashback tiling to sink. Chrome towel radiator. Tiled floor. Jack & Jill access to bedroom 4.

FAMILY ROOM 14'4" x 11'8"

Elevated rural views. Dual aspect windows. Cast iron wood burning stove on slate hearth. Wood laminate floor covering.



LOUNGE THROUGH KITCHEN WITH INFORMAL DINING AREA 32'0" x 16'11"

Luxury fitted kitchen with range of high and low level, fitted, storage units with contrasting solid quartz work surface. Matching island unit with breakfast bar area. Space for range style oven, with extractor hood over. Space for American style fridge freezer. Integrated dishwasher. Inlaid 1.5 bowl stainless steel sink unit. Twin glass fronted display cabinets. Solid quartz upstands and splashback to wall. Access to fitted larder/pantry. Tiled floor. Triple aspect windows. Elevated rural views. Stone clad fireplace with cast iron, wood burning stove (with back boiler link up system to water and radiators) on slate hearth. PVC double glazed, concertina doors, leading to side garden.

UTILITY ROOM 16'0" x 9'1"

Range of high and low level, fitted, storage units with contrasting wood grain effect, melamine work surface. Stainless steel sink unit with draining bay. Rural views to rear. Space for fridge freezer. Plumbed and space for automatic washing machine. Space for tumble dryer. Timber panelling and splashback tiling to walls. Tiled floor. PVC double glazed door to rear garden.

BEDROOM 4 14'4" x 12'5" (wps)

Rural views to rear. Jack & Jill access to shower room.

FIRST FLOOR

GALLERY LANDING

Informal study/sitting area. Access to roof space. Access to large, walk in hot press.

PRINCIPAL SUITE 19'5" x 17'0"

Feature porthole style window to front elevation, enjoying elevated, rural views. Open arch to:

DRESSING ROOM / WALK IN WARDROBE 15'10" x 6'7"

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite, comprising oversized, fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit. Rural views to rear. Part tiling to walls. Towel radiator. Tiled floor.

BEDROOM 2 14'9" x 12'0" (wps)

Rural views.

BEDROOM 3 14'9" x 12'1" (wps)

Rural views.

DELUXE FAMILY BATHROOM

Contemporary, white, four piece suite comprising freestanding bath, separate, oversized, fully tiled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Half panelling to walls. Chrome towel radiator. Tiled floor.

EXTERNAL

Generous sized private driveway area, finished in tarmac.

Tiled entrance porch.

External lighting.

Seamless aluminium guttering.

Gardens front, side and rear, finished in lawn, stone, patio areas and range of plants and shrubs.

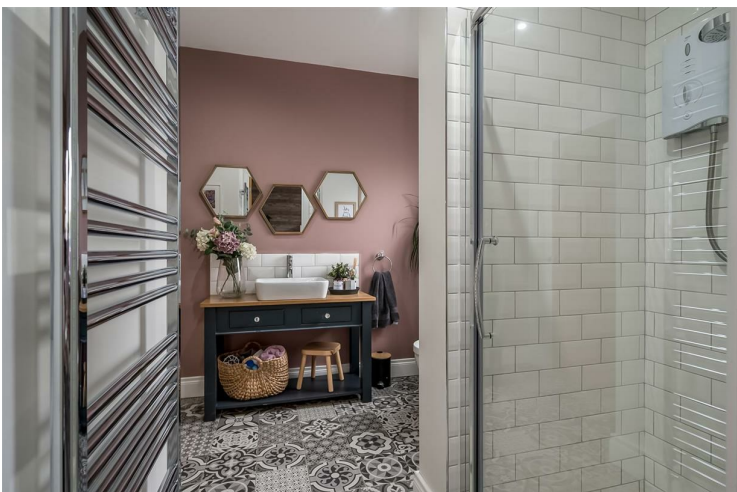
Outside tap.

Oil fired central heating boiler.

PVC oil storage tank.

GARDEN ROOM 18'6" x 7'3"

Power, light, fitted bar area, tiled floor and aluminium framed, double glazed, sliding patio door.





DETACHED WORKSHOP 23'4" x 23'3"

Power operated, PVC coated, roller shutter door. Separate service door to side. Power and light.

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, recently constructed, detached family home with workshop, occupying a fully landscaped site on the periphery of Parkgate, enjoying delightful, elevated, rural views. The property comprises entrance hall with vaulted ceiling and gallery landing above, shower room (with Jack & Jill access to bedroom 4), family room with wood burning stove, large, open plan lounge through kitchen with informal dining area, luxury fitted kitchen, fitted pantry/larder unit, utility room, four well-proportioned bedrooms, to include principal suite, with walk in dressing room/wardrobe and en suite shower room, and separate, deluxe family bathroom, with contemporary, white, four piece suite. Externally, the property enjoys generous sized private driveway area finished in tarmac, large detached workshop, garden room, and gardens finished mainly in lawn and patio areas. Other attributes include oil heating and PVC double glazing. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	77
(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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