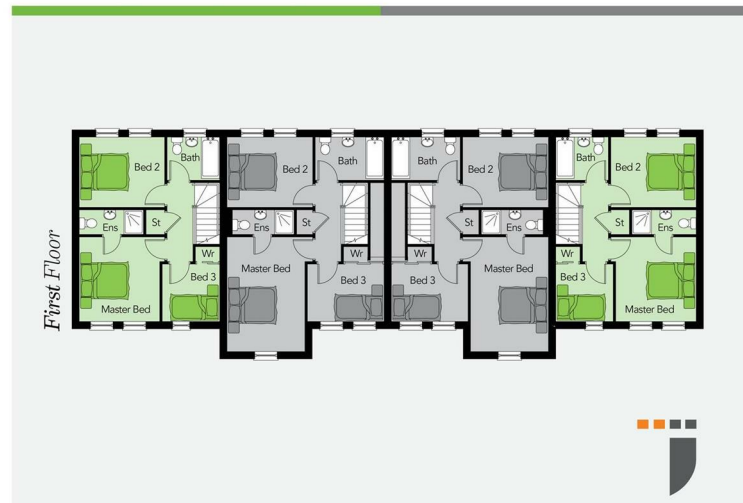




The James At Springwater, Jubilee Road, Ballyclare, BT39 9JD

Coming soon

EPC Rating



# The James At Springwater, Ballyclare, BT39 9JD



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

#### FURNISHED CLOAKROOM

#### LOUNGE 13'8" x 11'3"

#### KITCHEN THROUGH DINING ROOM 18'11" x 13'1" (wps)

#### FIRST FLOOR

#### LANDING

#### PRINCIPAL BEDROOM 11'6" x 11'5" (wps)

#### EN SUITE SHOWER ROOM 8'8" x 3'3"

#### BEDROOM 2 11'6" x 9'5"

#### BEDROOM 3 7'9" x 7'9"

#### BATHROOM 7'1" x 5'9"

### SPECIFICATION

#### GENERAL FEATURES

– Gas high efficiency boiler with thermostatically controlled radiators



- White four panel doors with chrome handles
- Extensive electrical specification to include pre-wire for BT and Sky+ and with Ultrafast broadband speeds of up to 1000 Mps available
- Internal walls, ceilings and woodwork painted in neutral colours
- Entrance hall, kitchen and dining area floors tiled
- Carpets to lounge and bedrooms
- Ember PS Smart Heating Control System - Control your heating system anywhere, anytime from the palm of your hand, with this wifi ready RF thermostat (electronic sensors that communicate by radio signals to the boiler to provide the ideal room temperature) and it's free app, making it possible to add multiple users, boost, change schedules activate holiday mode and more
- x1 USB double socket in kitchen and all bedrooms
- Ethernet port in smaller bedroom
- Mains supply smoke, heat and carbon monoxide detectors
- uPVC double glazed windows
- 2 year defects liability period by Hagan Homes
- 10 year NHBC structural warranty



#### KITCHEN

- A choice of quality kitchen doors, worktop colours and handles
- Contemporary underlighting to kitchen units
- Floor level mood lighting
- Ceramic floor & partial wall tiling from superior range
- Appliances to include electric oven, hob and stainless steel and glass extractor hood
- Integrated washing machine, except where utility room is provided - These will include a free standing washing machine and tumble dryer
- Integrated dishwasher
- Integrated fridge / freezer

#### BATHROOM, ENSUITE & WC

- Contemporary white sanitary ware
- Thermostatically controlled bath / shower mixer and screen
- Soft close toilet seat and cover
- Clicker waste system in wash hand basin
- Ceramic floor and partial wall tiling fitted from a superior range
- Chrome heated towel rail
- Ensuite with thermostatically controlled shower mixer and screen
- Separate shower enclosure (where applicable)

#### EXTERNAL FEATURES

- External lighting to front and rear doors

## Site Layout

## SPRINGWATER

Jubilee Road, Ballyclare BT39



### House Type Key

The Acton 3 Bedroom Detached	The Cairns 4 Bedroom Detached	The Fairholt 3 Bedroom Semi-Detached	The James 3 Bedroom Terraced
The Berriman 3 Bedroom Detached	The Dockley 3 Bedroom Detached	The Garrett 3 Bedroom Semi-Detached	The Kenton 3 Bedroom Terraced
The Cadogan 4 Bedroom Detached	The Edgeley 4 Bedroom Semi-Detached	The Hale 3 Bedroom Semi-Detached	Optional Garage

- Rear gardens to be grassed
- Decorative flagged path around dwellings with bitmac parking area (where applicable)
- Outside water tap
- Extensive landscaping across entire development
- All communal areas and amenity areas are to be maintained by a management company - Management fee to be confirmed



**The James at Springwater, Ballyclare, is a beautifully designed three-bedroom townhouse, offering modern living with 939 sq ft of well-planned space.**

**The ground floor features a bright and spacious lounge, an open-plan kitchen and dining area, and a convenient WC, providing a stylish and functional living environment. Upstairs, the master bedroom benefits from an ensuite, while two additional bedrooms and a family bathroom complete the layout.**

**With its contemporary design and classic brick exterior, the James is an ideal home for those seeking comfort, practicality, and timeless style in a desirable community.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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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