

GERARD MCCLINTON

ESTATE AGENT



1 Neills Lane, Carrickfergus, BT38 8UD

Offers in the region of £850,000



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1 Neills Lane

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- Bespoke Newly Constructed Residence on Private Lane With Electric Gates
- Bedroom Two with En Suite & Bedrooms Four & Five with Walk in Robes & Jack & Jill En Suite
- Stunning 38 ft kitchen, dining & family area featuring Dekton worktops, solid wood cabinetry, central island, and appliances.
- Three-Zone Gas Central Heating & Contemporary Black Upvc Double Glazing
- Decking to Rear Overlooking the Newly Laid 65m x 60m lawn & Multiple London Plane Trees to Be Planted in the Rear Garden to Offer Further Privacy
- 6 Bedrooms - Master Suite With Walk In Luxurious Dressing Rooms & En Suite
- Two elegant sitting rooms, including one with bespoke Crittall-style doors opening onto the kitchen/family space.
- Separate Laundry / Utility Room & Ground Floor Bathroom
- Gated Entrance, Compacted Pebble Driveway With Ample Parking For Multiple Vehicles
- 10 Year Structural Warranty & Option For Garage or Garden Room

Looks Can Be Deceiving... From entrance on the private laneway, 1 Neills Lane, Greenisland presents as a charming, modernised bungalow, yet, this architecturally refined, newly constructed residence unfolds into a luxurious family home set on approximately 0.3 acres of meticulously landscaped grounds.

Boasting six sumptuously appointed bedrooms, including two with views over Belfast Lough, this home has been designed for both elegance and comfort. The floor master suite features a luxurious walk-in dressing room and bespoke ensuite bathroom, bedroom two benefits from an ensuite shower room while two additional bedrooms share a Jack and Jill style ensuite with designer walk-in robes.

On the ground floor, two further bedrooms, a stunning family bathroom, a formal sitting room, and a second living space with bespoke Crittall-style doors flow effortlessly into a magnificent 40ft kitchen, dining, and family area.

The kitchen is nothing short of spectacular, finished with premium Dekton by Cosentino worktops, handcrafted solid wooden cabinetry, a grand central island, a full complement of appliances, and a carbon black sink with dedicated filtered water tap. A laundry/utility room adds practical elegance, while three-zone gas heating ensures comfort throughout.

Outside, the home's grandeur continues with a vast composite deck overlooking a 65m x 60m rear lawn, creating the perfect stage for outdoor entertaining or tranquil family moments. Privacy to the rear is by way of multiple 20ft London Plane Trees along the perimeter, to be planted shortly. The front is secured with a contemporary black remote-controlled cantilever gate, estate-style fencing, and a compacted pebbled driveway offering ample parking for multiple vehicles. Should the buyer wish to have a single or double garage added, or a garden room, the developers can oblige this as an extra. Costs for this available upon request.

The property comes with a 10 Year Structural Warranty.

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Entrance Hall

Sitting Room 15'11" x 12'8" (4.86m x 3.87m)

Reception 2 / Snug 12'10 x 12'10 (3.91m x 3.91m)

Kitchen / Dining & Family Room
38'1" x 12'5" (11.62m x 3.8m)

Utility Room 10'2 x 6'6 (3.10m x 1.98m)

Plant Room / Storage 6'6 x 5'5 (1.98m x 1.65m)

Ground Floor Bathroom 12'5 x 6'9 (3.78m x 2.06m)

Bedroom 5 15'10 x 9'5 (4.83m x 2.87m)

Bedroom 6 12'5 x 10 (3.78m x 3.05m)

First Floor Landing

Primary Suite (Bedroom 1) 17'8 x 14'2 (5.38m x 4.32m)

En Suite 9 x 6'5 (2.74m x 1.96m)



Dressing Room	9 x 6'95 (2.74m x 1.83m)
Bedroom 2	17'4 x 12'7 (5.28m x 3.84m)
En Suite	8'75 x 7 (2.44m x 2.13m)
Bedroom 3	17'7 x 12'7 (5.36m x 3.84m)
Jack & Jill En Suite	8'75 x 6'10 (2.44m x 2.08m)
Bedroom 4	17'4 x 12'7 (5.28m x 3.84m)
Outside	

Directions





Floor Plans



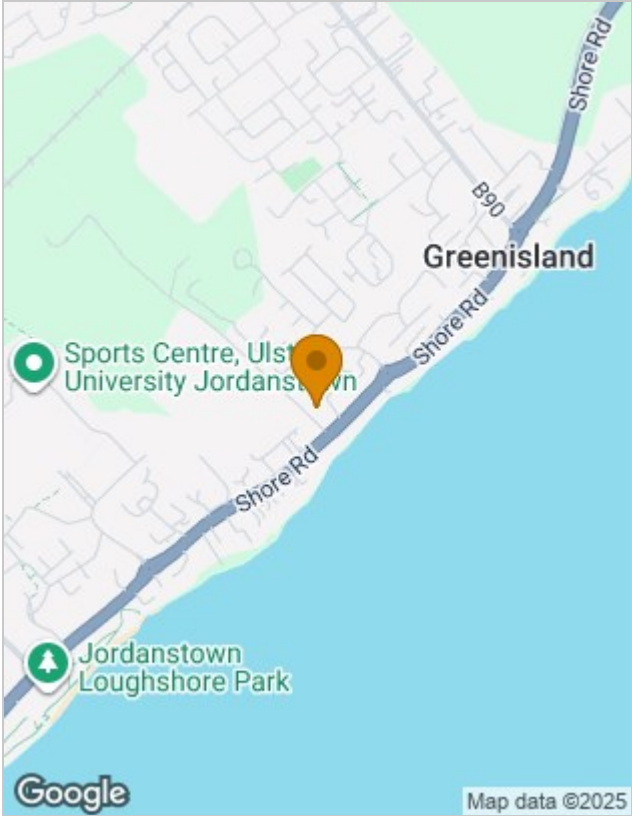
Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

