

## 11 Berryfields Road, Newtownabbey, BT37 0FZ

Offers Over £375,000

- Detached family home in highly regarded area
- 2 Separate reception rooms
- Open plan living
- Utility room & cloakroom
- 2 Car garage & extensive site
- 4 Bedrooms all with ensuite facilities
- Magnificent fitted kitchen with Aga/ built in appliances, open plan to dining area/ garden room
- Highest presentation throughout
- Oil fired central heating (underfloor heating)/ Double glazing in uPVC frames
- uPVC fascia and rainwater goods

# 11 Berryfields Road, Newtownabbey BT37 0FZ

This recently constructed detached family home offers exceptional living accommodation finished to the highest of standards throughout. Boasting a magnificent interior with superb fittings and high-quality appliances, the property combines modern elegance with practical family living. The generous layout provides spacious and versatile accommodation, ideal for both entertaining and everyday comfort. The home features four beautifully presented bedrooms, each benefitting from ensuite facility. Positioned within a highly regarded and sought-after area, the property enjoys an enviable setting close to excellent amenities and transport links. Externally, the home continues to impress with well-maintained surroundings and a detached two-car garage and extensive car parking. This exceptional residence represents a rare opportunity to acquire a modern family home of outstanding quality, perfectly suited to contemporary lifestyles and discerning buyers seeking comfort, space, and sophistication.



Council Tax Band: Northern Ireland



## Ground Floor

### Reception Hall

Luxury marble floor tiling, panelling, cornicing

### Cloaks

Low flush W/C, wall hung vanity unit, luxury floor tiling, extractor fan

### Lounge

13'0 x 11'1

Feature media wall, Herringbone flooring, French doors and glazed side panels, cornicing, downlighters, pocket sliding doors to kitchen

### Family Room

10'7 x 9'11

Paneling, cornicing, pocket sliding doors to:

### Kitchen/ Dining Room/ Garden Room

26'2 x 10'7

Range of high and low level units, marble worksurfaces, sink unit with mixer tap and vegetable sink, built in Aga, display units, fridge freezer, dishwasher, island unit, downlighters, display shelves, Herringbone flooring, French doors and glazed side panels to paved patio area, pocket sliding door to family room

### Utility Room

9'3 x 4'6

Built in units, laminate worksurfaces, ceramic tiled flooring, space for washing machine and tumble dryer

## Staircase to First Floor

### Landing

Panelling, gallery, cornicing, downlighters, linen cupboard

### Bedroom (1)

10'10 x 10'4

Paneling, cornicing,

### Ensuite Shower Room

Low flush W/C, vanity unit, shower unit with overhead rainshower, downlighters

### Bedroom (2)

13'3 x 8'11

Cornicing, shared ensuite with bathroom (1)

### Bedroom (3)

11'2 x 12'7

Cornicing

## Ensuite Shower Room

Wall hung vanity unit, shower unit with overhead rain shower and separate handheld shower, downlighters, ceramic tiled flooring

## Second Floor

Staircase, panelling

### Bedroom (4)

14'6 x 13'0

Velux windows, Eves storage

### Ensuite bathroom

Free standing bath, vanity wash hand basin, shower unit with overhead rain shower, W/C, tiling

## Outside

Front in lawn, plants, trees and shrubs

Driveway with generous car parking space

Rear extensive in lawn, variety of plants, trees and shrubs

Vegetable patch, summer house, log store

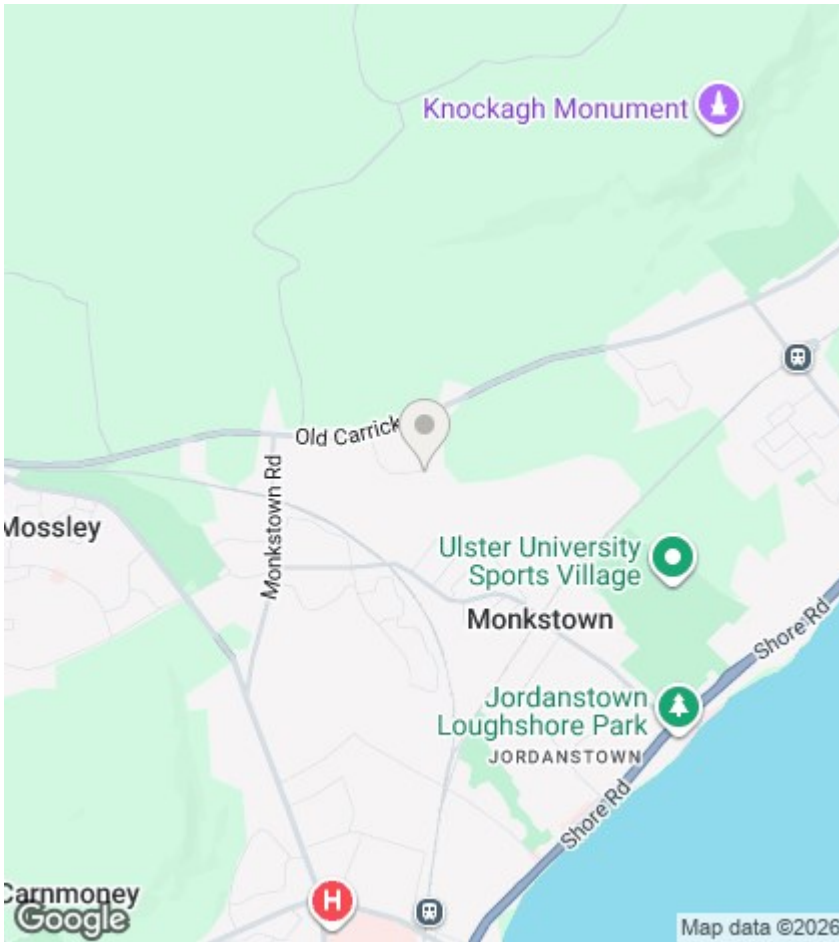
Exterior oil fired boiler, PVC oils storage tank

uPVC fascia and rainwater goods

## Garage

21'8 x 21'8 (presently subdivided)

Twin up and over doors



## Directions

## Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

## EPC Rating:

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	

## Ground Floor

