



## 41 Henryville Manor

Ballyclare, BT39 9FP

Offers over £424,950







Presented to the market is this exceptional, show-house-worthy detached family home at 41 Henryville Manor, Ballyclare, where no expense has been spared in creating a truly impressive residence. Tucked away within a highly desirable development just off the Ballynure Road, the property enjoys a peaceful setting while allowing you to bypass the busyness of the town, with swift and convenient access to the A8 for easy commuting to Belfast City Centre and surrounding towns including Larne and Newtownabbey.

This property falls in the catchment area for Ballyclare's leading local Primary and Secondary School, making this a great choice for families.

Internally, the home offers four well-proportioned bedrooms, including a master with ensuite, a luxurious four-piece family bathroom, and a superb range of living accommodation comprising an open-plan kitchen/dining area, living room with open fire, family room and sunroom with wood burning stove.

Externally, the property continues to impress with a large garage currently used as a salon with WC with floored roofspace above, a recently extended driveway for multiple vehicles, and beautifully finished outdoor space with raised uPVC decking, pergola, Tobermore paving and a large garden shed complete with work bench and tarmac flooring. This is a rare opportunity to acquire a high-quality family home in a prime location, and strong demand is anticipated. Early viewing is highly recommended—contact Nest Estate Agents to arrange your personal 1-to-1 viewing.

## HALLWAY

22'2 x 7'1 (6.76m x 2.16m)

Georgian style composite front door with feature arch window above and leaded windows to side. Laminate wood heringbone flooring running throughout the downstairs. Feature wood paneling.

## DOWNSTAIRS W/C

2'8 x 6'9 (0.81m x 2.06m)

White suite comprising bespoke made semi pedestal wash hand basin with brass finished mixer tap. Wall mounted W/C. Tiled walls. Laminate wood effect flooring.

## FAMILY ROOM

10'8 x 17'1 (3.25m x 5.21m)

Feature wood paneling. Laminate wood effect flooring. Laminate wood effect parquet flooring.

## LIVING ROOM

11'4 x 17'1 (3.45m x 5.21m)

Feature open fire with black granite hearth with matching surround. Contrasting granite mantle. Cornice ceiling. Sliding pocket doors to kitchen/ dining area.

## FITTED KITCHEN

11'7 x 29 (3.53m x 8.84m)

Shaker style contemporary kitchen with contrasting Quartz worktops. Range of high and low level units, internal oak finish. Internal oak finish to cupboard with organisers to larder. Stainless steel sink unit with drainer and mixer hot Quooker tap. Feature island with breakfast bar area. Bora induction hob with integrated downdraft extractor fan. Two integrated Bosch Home Connect eye level ovens, one with microwave oven. Integrated Bosch Coffee Machine with home connect function. Integrated Bosch plate warming drawers. Integrated fridge freezer. Integrated under freezer. Integrated drinks fridge. Integrated dishwasher. Integrated bins. Feature London brick wall. Laminate wood effect parquet flooring. Recessed LED spotlights. Sliding patio doors to rear garden.

## SUNROOM

19'8 x 10'8 (5.99m x 3.25m)

Feature vaulted ceiling with recessed LED spotlights. Wood burning stove. Laminate wood effect parquet flooring. London brick feature wall. Access to rear garden via patio doors.

## FIRST FLOOR

### BEDROOM 1

15'10 x 11'4 (4.83m x 3.45m)

Feature wood paneling.

### ENSUITE

6 x 5'4 (1.83m x 1.63m)

White suite with brass finished fittings. Wall mounted WC. Fully enclosed shower unit with rainfall power shower and hand held shower. Feature back lit display recesses. Vanity style sink unit with marble top and mixer taps. Heated brass towel rail. Tiled walls. Tiling flooring. Feature ambient sensor lighting.

### BEDROOM 2

13 x 11'4 (3.96m x 3.45m)

### BEDROOM 3

14'3 x 9'8 (4.34m x 2.95m)

### BEDROOM 4

10'4 x 10'9 (3.15m x 3.28m)

Built in wardrobe.

## STORAGE

2'3 x 5'1 (0.69m x 1.55m)

**BATHROOM**

10'10 x 8'7 (3.30m x 2.62m )

White suite comprising free standing slipper bath with freestanding taps. Vanity style sink, marble tops with his and hers sink with mixer taps. Low flush W/C. Enclosed rainfall power shower with handheld shower. Tiled splashback .Tiled flooring. Feature wood paneling. Heated chrome towel rail. Recessed LED spotlights.

**LANDING**

7'6 x 24'5 (2.29m x 7.44m)

With space for study or reading area. Access to floored roofspace via slingsby ladder.

**STORAGE**

2'8 x 3'2 (0.81m x 0.97m)

Plumbed for washing machine and tumble dryer. Currently used as utility storage.

**GARAGE/ GAMES ROOM**

19'4 x 19'4 (5.89m x 5.89m)

Laminate wood effect flooring. Floored attic storage space. Double doors leading to front of property. Side door to access rear garden. Access to storage. Heat and power. Separate control clock for heating system.

**TOILET**

4'7 x 2'3 (1.40m x 0.69m)

White suite comprising low flush W/C. Semi pedestal wash hand basin with mixer taps. Tiled walls. Laminate wood effect flooring.

**STORAGE**

8'7 x 6 (2.62m x 1.83m)

Laminate wood effect flooring.

**STORAGE**

3'1 x 3'4 (0.94m x 1.02m)

**OUTSIDE**

Benefiting from an end site with front, side and rear gardens. Laid in lawn bordered by raised flower beds and mature shrubbery. Raised uPVC decking with over Pergola. Tobermore paving. Section of artificial grass. Garden shed with tarmac finished, with workbench and lighting. Outdoor lighting. Outdoor tap. Two outdoor double sockets.

New tarmac finished driveway - recently extended for multiple vehicles.

uPVC fascia and soffits all upgraded in the last year. CCTV system.

New boiler and heating system. Pressurised hot water cylinder. Constant hot water.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.





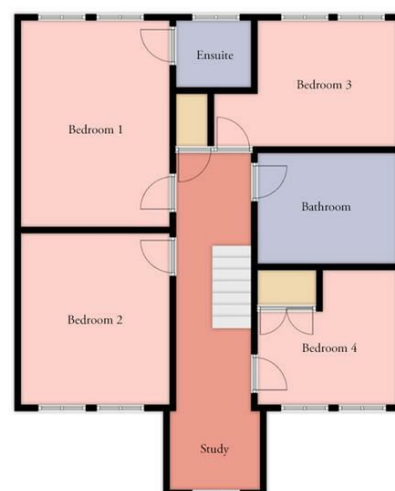


## Floor Plan

### 41 Henryville Manor, Ballyclare



Ground Floor

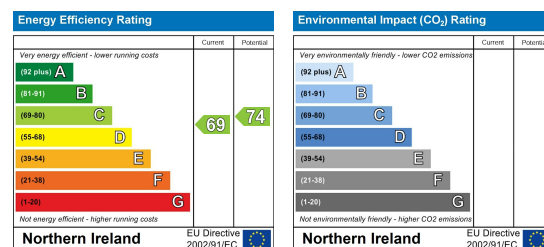


First Floor

## Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.