



FOR SALE

12 Burnet Close

Newtownabbey, BT37 0XU

Offers over £279,950



# 12 Burnet Close

, Newtownabbey, BT37 0XU

Offers over £279,950



Nest Estate Agents are delighted to bring to the market this immaculately presented three bedroom detached home, occupying a prime site within the sought after Brambles development located off the Old Carrick Road, Newtownabbey. Internally this property benefits from three spacious bedrooms (large master with en-suite, this was previously fourth bedroom), a spacious lounge with feature fireplace, kitchen, separate dining area, utility with w/c and sunroom.

Externally the property enjoys a generous sized private driveway finished in brick paving, Integral garage and fully enclosed rear garden finished in brick paving and decorative stones with additional patio area and entertaining space. Other attributes include double glazing throughout, solar panels and oil fired central heating.

Located within a short distance to the M2 this is the ideal property for those seeking a short commute to Belfast City Centre but with a semi-rural feel. Easy access to public transport within short walking distance and less than 25 minutes from both Belfast International and Belfast city airports.

This property sits within 5 miles of Whiteabbey Village. Boasting a range of various shops, restaurants and picturesque walks along the coast such as Hazelbank park and Jordanstown Loughshore park.

To arrange a viewing contact Nest on 02893438090, early viewing is highly recommended as this property will appeal to a range of buyers.

## HALLWAY

14'7" x 8'5" (4.45m x 2.57m)

uPVC external door with glazed insets. Canadian Oak laminate flooring

## STORAGE

2'11" x 2'7" (0.89m x 0.79m)

## LIVING ROOM

11'11" x 19'9" (3.63m x 6.02m)

Feature fireplace with multi-fuel burning stove. Canadian Oak laminate flooring. uPVC bay window.

## UTILITY ROOM

5'2" x 5'10" (1.57m x 1.78m)

Plumbed for appliances. Access to w/c.

## TOILET

3'3" x 5'10" (0.99m x 1.78m)

Low flush w/c.

## KITCHEN

14'5" x 9'9" (4.39m x 2.97m)

Range of high and low level units, finished in shaker style with chrome handles and formica worktops. Tiled splashback. Glazed overhead units. Plumbed for appliances. Overhead extractor canopy. Stainless steel sink with mixer tap. uPVC glazed door leading to rear garden. uPVC clad ceiling.

## DINING ROOM

11'10" x 9'9" (3.61m x 2.97m)

Canadian Oak laminate flooring

## SUNROOM

13'1" x 11'6" (3.99m x 3.51m)

uPVC windows and French doors. Cosy roof. Wood effect laminate flooring. Accessed via dining room.

## BEDROOM 1

22'2" x 8'10" (6.76m x 2.69m)

Built in storage. Wood effect laminate flooring. Access to en-suite.

Tel: 02893438090

## ENSUITE

9' x 4'6" (2.74m x 1.37m)

Fully tiled walls. Low flush w/c. Ceramic tiled flooring. Swiss digital control power shower with unique fixed soft spray overhead and adjustable lower level spray head hand held attachment Floating vanity sink unit with mixer tap. Chrome towel radiator.

## BATHROOM

7'9" x 6'4" (2.36m x 1.93m)

Modern three piece family suite comprising of low flush w/c, vanity unit with chrome mixer taps. Contemporary walk-in extra long and wide shower with folding seat for comfort as required, Swiss digital control power shower with unique fixed soft spray overhead and adjustable lower level spray head hand held attachment, perfect for seated showering. Luxury composite panelling.

## STORAGE

4'4" x 2'7" (1.32m x 0.79m)

## LANDING

8' x 3'2" and 9' x 3'2" (2.44m x 0.97m and 2.74m x 0.97m)

## BEDROOM 2

11'11" x 13'4" (3.63m x 4.06m)

Wood effect laminate flooring.

## BEDROOM 3

9'9" x 8'8" (2.97m x 2.44m2.44m)

## GARAGE

13'10" x 9' (4.22m x 2.74m )

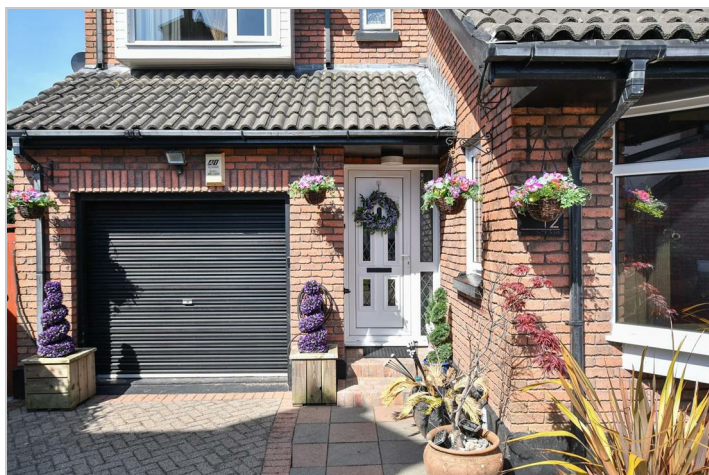
Roller door. Power and light.

## OUTSIDE

Large front driveway finished in brick paving. Fully fitted EV car charger. Off road parking for 3+ cars. Bordering mature shrubs and plants. Side garden and patio area and artificial grass. Fully enclosed large rear garden finished in paving and decorative stones. Range of mature plants and shrubs. Surrounding wooden privacy fence.

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.



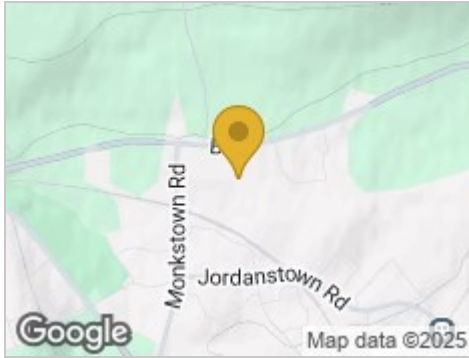
Road Map



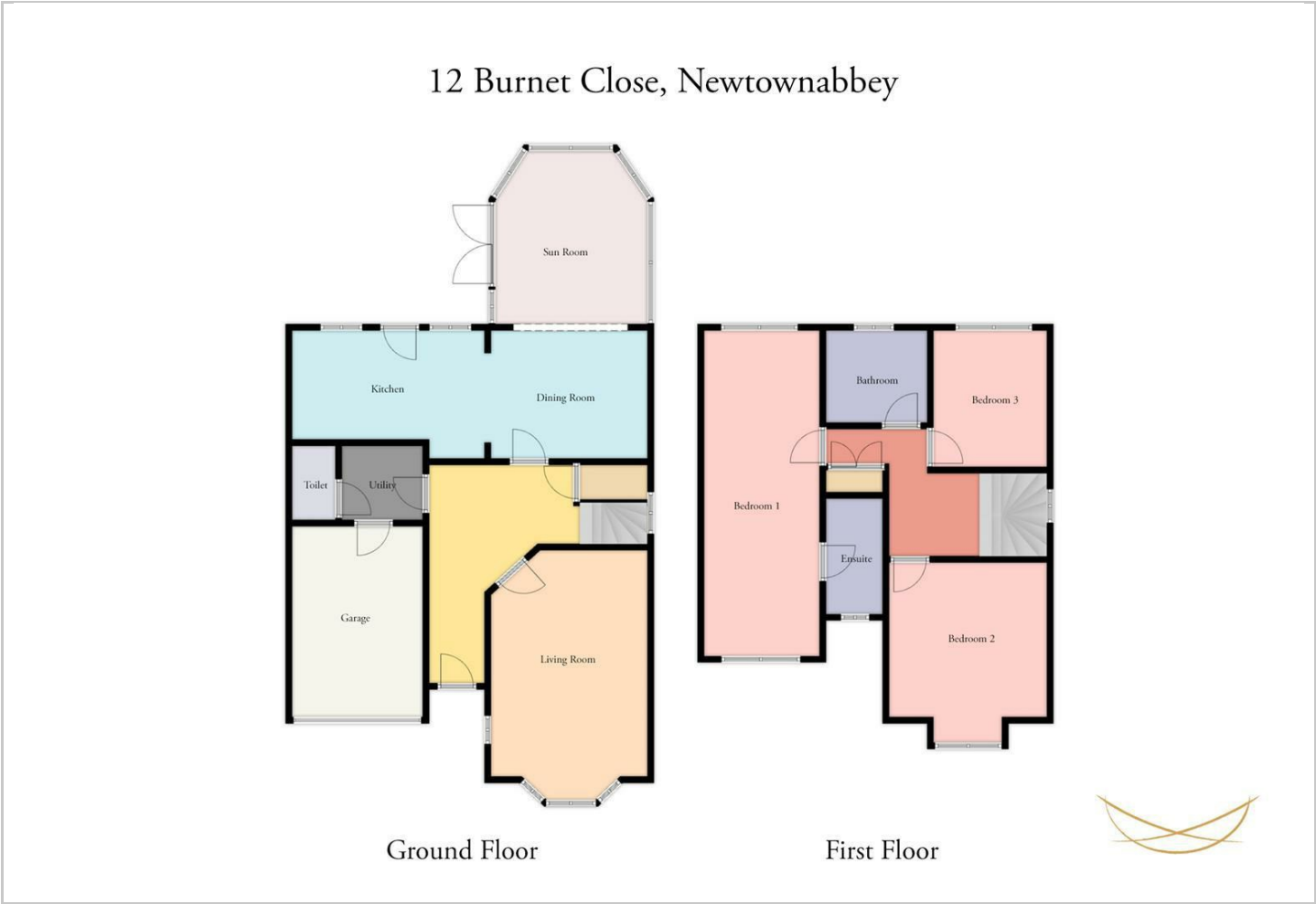
Hybrid Map



Terrain Map



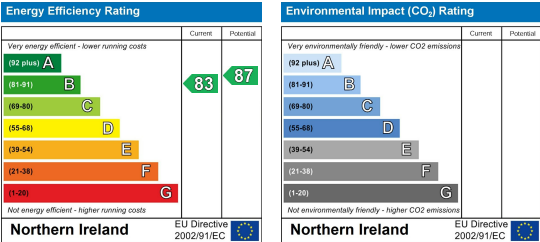
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.