



3 Gateside Manor

Ballyclare, BT39 9GA



Offers over £274,950



Nest Estate Agents are thrilled to bring to market this stunning four bedroom detached family home, located in the heart of Ballyclare town within the popular Gateside Development, off the Victoria Road.

This property offers excellent family accommodation, boasting a large living room, large kitchen/dining area through sunroom, downstairs w/c, luxury fitted gloss kitchen, utility room, four bedrooms, four piece family bathroom, and additional storage. Externally the property offers private driveway with off road parking, rear garden with detached garage. This property has been well maintained by the current home owners and will be sure to appeal to a range of buyers.

Other attributes include oil fired central heating and uPVC double glazed windows throughout.

This property occupies a generous site and is conveniently located within the catchment for the areas leading schools and nurseries, also within walking distance to the towns most popular shops, supermarkets and coffee shops.

We anticipate this property will appeal to a range of buyers and early viewing is highly recommended. Contact Nest to arrange a viewing on 028 9343 8090

HALLWAY 14'8" x 6'10" (4.47m x 2.08m)

Hardwood external door with glazed panels. Solid wood flooring. Recessed spotlights.

TOILET 7'11" x 3'8" (2.41m x 1.12m)

Solid wood flooring. Low flush w/c. Floating ceramic sink with tiled splashback.

STORAGE 3'1" x 6'9" (0.94m x 2.06m)

LIVING ROOM 12'3" x 20'5" (3.73m x 6.22m)

Solid wood flooring. Feature gas fire with tiled hearth (Bottle not mains)

KITCHEN 10'8" x 17'4" (3.25m x 5.28m)

Range of high and low level gloss units with contrasting formica worktops. Subway tiled splashback. Double inset stainless steel sinks with chrome mixer tap. Integrated gas hob. Integrated bosch double oven with overhead stainless steel extractor fan. Integrated dishwasher. Tiled flooring. Recessed spotlights.

UTILITY 5'11" x 10'8" (1.80m x 3.25m)

Range of units with contrasting formica worktops, stainless steel sink unit with chrome mixer tap. Integrated fridge freezer. Tiled flooring. Hardwood external door with glazed panel.

SUNROOM 13'7" x 11'7" (4.14m x 3.53m)

Wood effect laminate flooring, double Velux windows. Recessed spotlights. uPVC french doors.

BEDROOM 1 12'3" x 10'4" (3.73m x 3.15m)

BEDROOM 2 10'9" x 11'10" (3.28m x 3.61m)

BEDROOM 3 10'9" x 10'9" (3.28m x 3.28m)

BEDROOM 4 11' x 7'6" (3.35m x 2.29m)

BATHROOM 8'2" x 9' (2.49m x 2.74m)

Four piece family suite comprising low flush w/c. Freestanding bath with chrome tap and shower attachment, enclosed shower with tiled walls. Freestanding vanity unit with ceramic sink and chrome mixer tap. Tiled splashback.

LANDING 15'2" x 7" (4.62m x 2.13m)

STORAGE 1'10" x 3'2" (0.56m x 0.97m)

GARAGE 19'9" x 12'7" (6.02m x 3.84m)

Power and light. OFCH boiler. Manual roller door.

OUTSIDE

Private driveway finished in tarmac. Front garden laid in lawn, range of plants and shrubs and paved walkway. Rear enclosed garden finished in brick paving. Access to sunroom via French doors. Access to detached garage. Surrounding privacy fence.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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