

## 57 Hollybrook Manor, Newtownabbey, BT36 7XR



### PRICE Offers Over £329,950

*This impressive detached family Villa is ideally situated within Hollybrook Manor, a distinguished residence in the desirable Newtownabbey area. The location offers ease of access for city commuters and is within close proximity to a range of local amenities including shops, restaurants and schools.*

*Enjoying a well planned living layout, this home enjoys a spacious lounge, contemporary open plan kitchen with dining area, bright sun lounge and a furnished cloakroom. The first floor benefits from four well proportioned bedrooms, with ensuite shower off the master, and a four piece family bathroom suite. Externally the property enjoys a private driveway to front with access to an EV charger and ample space for a variety of vehicles. Enclosed rear garden with well maintained lawn, patio areas and composite decking for family entertainment.*

*Boasting a high specification of internal finish, this home will be suited to the purchaser searching for a 'Turn-key' style finish at a realistic price. An early viewing is highly recommended.*

**>Sales >New Homes >Commercial >Rentals >Mortgages**

Antrim  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

Ballyclare  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803

- **Immaculately Presented Detached Family Villa**
  - **Four Well Proportioned Bedrooms**
  - **Bright Spacious Lounge with Media Wall**
- **Contemporary Open Plan Kitchen with Dining Area**
  - **Sun Lounge with Media Wall**
  - **Ground Floor Furnished Cloakroom**
- **Deluxe Four Piece Family Bathroom Suite**
  - **Master with Ensuite Shower Room**
- **PVC Double Glazing/Gas Fired Central Heating**
- **Large Enclosed Gardens/Attached Garage with Power**



## ACCOMMODATION

### GROUND FLOOR

PVC Double glazed front door with leaded glass and matching sidescreens into well presented entrance hall with Herringbone style laminate flooring extending throughout ground floor. Recessed downlighting. Understairs storage.

### SPACIOUS LOUNGE 16'5" x 11'10"

Attractive feature media wall with inset electric fire. Recessed downlighting. Picture style window to rear.

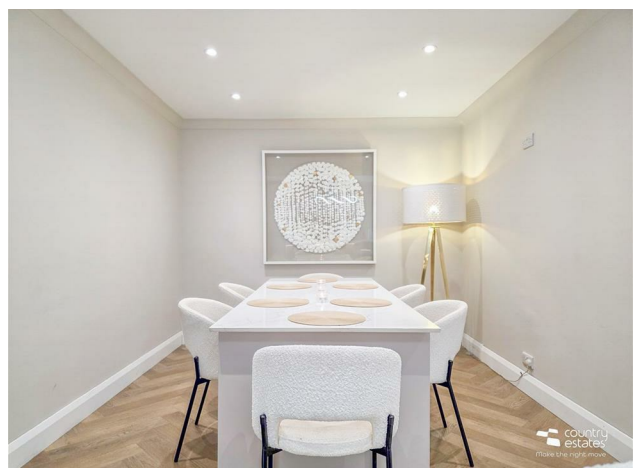


### CONTEMPORARY OPEN PLAN KITCHEN 14'8" x 9'3"

Equipped with a comprehensive range of high and low level fitted units with contrasting granite work surfaces. Undermount composite sink unit with mixer tap. Boasting a range of integrated appliances to include twin eye level ovens, separate 5 ring electric hob with over head extractor fan, dishwasher and fridge freezer. Matching kitchen island with low base units for storage and breakfast bar for casual dining. Bespoke mirrored splashback. Part tiled walls. Recessed down lighting. Open into:

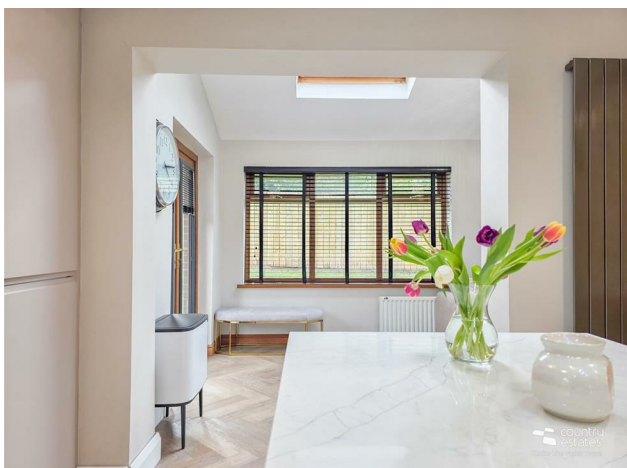
### DINING AREA 10'9" x 9'10"

Recessed downlighting.



## SUN LOUNGE 19'8" x 8'5"

Open from Kitchen. Feature media wall with inset electric fire. Velux windows. PVC double glazed French door to rear patio.

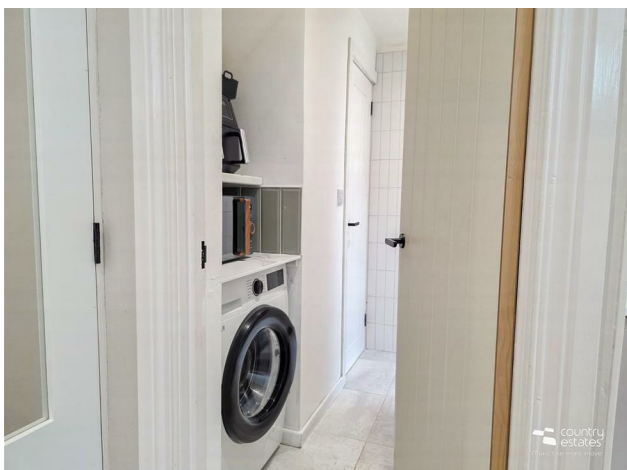


## REAR HALL/UTILITY

Plumbed for washing machine. PVC double glazed door to rear garden.

## FURNISHED CLOAKROOM

Comprising button flush WC. Wall mounted wash hand basin with monobloc tap. Tiled walls. Tiled floor. Recessed down lighting.



## FIRST FLOOR

Bright spacious landing with dual window aspect. Access to roof space.

### BEDROOM 1 13'1" x 9'9"

Quality laminate flooring. Feature accent acoustic panelling.

### DELUXE ENSUITE SHOWER ROOM

Comprising shower cubicle with thermostatically controlled drench style shower and hand shower attachment, vanity wash hand basin with monobloc tap, and a button flush WC. Fully tiled. recessed downlighting.



### BEDROOM 2 9'8" x 7'10"

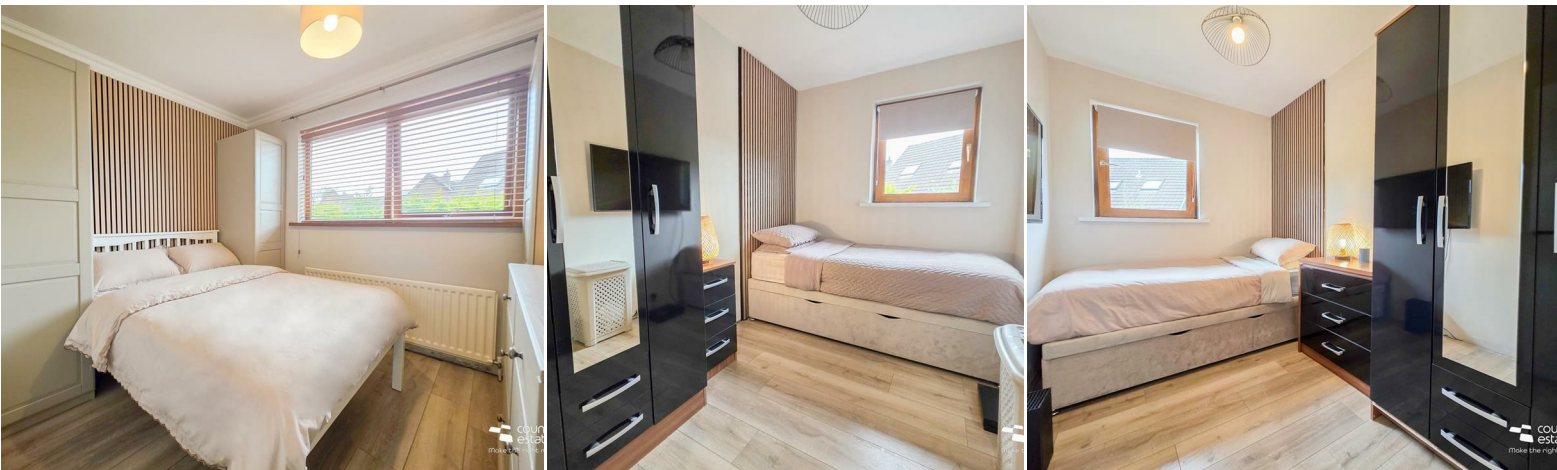
Quality laminate flooring. Feature accent acoustic panelling.

### BEDROOM 3 9'6" x 6'6"

Quality laminate flooring. Feature accent acoustic panelling.

### BEDROOM 4 9'6" x 6'6"

Quality laminate flooring. Feature accent acoustic panelling.



## LUXURY FAMILY BATHROOM SUITE

Comprising free standing double ended bath with hand shower, quadrant shower cubicle with thermostatically controlled drench style shower and hand shower attachment, vanity wash hand basin with monobloc tap, and a button flush WC. Fully tiled. Recessed down lighting.

## OUTSIDE


Private tarmac driveway to front with ample space for a variety of vehicles. Electric car charger. Access to attached garage.

Neat well maintained lawn to front.

Large enclosed garden to rear, laid in lawn and screened by perimeter fence. Paved patio areas and composite decking. Perfect for family entertainment. Outside tap.

Attached Garage (17'3" x 9'8") Up and over door. Equipped with light and power.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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