



41 Highgrove Road, Carrickfergus, BT38 9AG

- Recently Constructed Detached Family Home
- Sun Lounge
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Gardens Front and Rear
- Five Bedroom; Two+ Reception
- Kitchen With Informal Dining Area
- Deluxe Bathroom; En Suite Shower Room
- Generous Sized Driveway; Garage
- Immaculately Presented Throughout

Offers Over £295,000

EPC Rating B



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

Composite, double glazed front door. Tiled floor.

#### ENTRANCE HALL

Tiled floor. Stairwell to first floor. Access to under stairs store.

#### FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising semi pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

#### LOUNGE 20'3" x 12'9" (wps)

Box bay window to front elevation. Cast iron gas stove on granite hearth. Wood laminate floor covering.





## **KITCHEN WITH INFORMAL DINING AREA 13'9" x 10'4"**

Modern fitted kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Colour coded sink unit with draining bay. Integrated gas hob with glass splashback and stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Upstands to walls to match work surface. Tiled floor. Open arch leading to:

## **SUN LOUNGE 15'7" x 8'8"**

Tiled floor. PVC double glazed French doors with matching side screens leading to rear garden.

## **UTILITY ROOM 6'7" x 5'5"**

Fitted low level storage units with contrasting, wood block effect, melamine work surface. Plumbed and space for washing machine. Space for tumble dryer. Gas fired central heating boiler (housed within matching unit). Upstands to walls to match work surface. Tiled floor.

## **FIRST FLOOR**

### **LANDING**

Informal study/sitting area. Access to shelved store. Stairwell to second floor.

### **BEDROOM 2 12'4" x 9'9" (wps)**

View towards Belfast Lough.

### **BEDROOM 3 11'4" x 9'3"**

### **BEDROOM 4 9'6" x 8'9"**

View towards Belfast Lough.

### **DELUXE FULLY TILED BATHROOM**

Contemporary, white, four piece suite comprising panelled bath, separate shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Illuminated mirror over sink. Chrome towel radiator.

## **SECOND FLOOR**

### **LANDING**

### **PRINCIPAL BEDROOM 13'8" x 11'5"**

### **DELIXE FULLY TILED EN SUITE SHOWER ROOM**

Contemporary, white, three piece suite comprising shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator.

### **BEDROOM 5 13'8" x 8'9"**

View towards Belfast Lough.

### **EXTERNAL**

Front garden finished in lawn.  
Generous sized private driveway finished in tarmac.  
External lighting.  
Outside tap.  
PVC soffits, fascia and rainwater goods.  
Fully enclosed rear garden finished in lawn and paved patio area.





## MATCHING DETACHED GARAGE 14'10" x 11'10"

Power operated, roller, shutter door. Separate service door to rear garden. Power and light.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



*Immaculately presented, recently constructed, five bedroom/two+ reception detached family home, with sun lounge and garage, situated within the well sought after Highgrove development, Marshallstown Road, Carrickfergus.*

*The property comprises entrance porch, entrance hall, furnished cloakroom, lounge, kitchen with informal dining area, sun lounge, utility room, five well-proportioned bedrooms, to include principal en suite, and deluxe family bathroom, with contemporary, white, four piece suite.*


*Externally, the property enjoys generous sized private driveway area, matching detached garage, and gardens front and rear.*

*Other attributes include gas heating and PVC double glazing.*

*Early viewing highly recommended to avoid disappointment.*



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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