



11 Sherwood Parks, Newtownabbey, BT36 5FY

- Well Presented Detached Family Home
- Kitchen; Utility Room
- Gas Heating
- Private Driveway
- Well Sought After Development
- Four Bedroom; Three+ Reception
- Deluxe Bathroom & Shower Room
- PVC Double Glazing
- Integral Garage
- Convenient Location

Offers Over £274,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door. Tiled floor. Stairwell to first floor. Glass panelled doors leading to lounge and kitchen. Access to cloakroom.

DELUXE FULLY TILED SHOWER ROOM

Contemporary, white, three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Electric shower. Towel radiator.

LOUNGE 15'8" x 12'8"

Dual aspect windows. Tiled inglenook recess with cast iron wood burning stove on slate hearth. Wood laminate floor covering.

FAMILY ROOM 12'10" x 8'8"

Wood laminate floor covering. Glass panelled door leading to:

DINING ROOM 12'8" x 9'3"

Tiled floor. Open arch to kitchen. Aluminium framed, double glazed, sliding patio door leading to:



CONSERVATORY 9'10" x 8'0"

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

KITCHEN 12'8" x 8'9"

Fitted kitchen with range of high and low level storage units with contrasting, stone effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Space for range style oven. Space for fridge freezer. Plumbed and space for dishwasher. Splashback tiling to walls. Tiled floor. Access to:

UTILITY ROOM 10'2" x 7'1"

Ceramic, double sink unit. Plumbed and space for washing machine. Space for tumble dryer. Low level storage unit. Wood block effect, melamine work surface. Splashback tiling to sink. Gas fired central heating boiler. Access to integral garage. PVC double glazed door leading to rear garden.

BEDROOM 4 12'11" x 9'5"

Wood laminate floor covering.

FIRST FLOOR

LANDING

Access to hot press and roof space.

BEDROOM 1 15'8" x 12'1" (wps)

Wood laminate floor covering.

BEDROOM 2 16'4" x 12'8" (wps)

Dual aspect windows. Wood laminate floor covering.

BEDROOM 3 8'10" x 8'8"

Wood laminate floor covering.

DELUXE FULLY TILED BATHROOM

Contemporary, white, three piece suite comprising freestanding bath, pedestal wash hand basin and WC.

EXTERNAL

Front and side gardens finished in lawn and range of plants, trees and shrubbery.

Private driveway finished in tarmac.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn, paved patio area, decorative stone and range of plants, trees and shrubbery.

Outside tap.

INTEGRAL GARAGE 16'1" x 10'2"

Up and over door main door. Double doors to rear accessing utility room. 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.



Well presented, four bedroom/three+ reception, family detached home with conservatory and integral garage, situated within the well sought after Sherwood Parks development, Ballyhenry Road, Glengormley, Newtownabbey.

The property comprises entrance hall, shower room, lounge, family room, dining room, conservatory, kitchen, utility room, four well-proportioned bedrooms, and deluxe, fully tiled family bathroom.

Externally, the property enjoys private driveway, integral garage, and gardens front, side and rear, finished in lawn, paved patio area, decorative stone and range of plants, trees and shrubbery.

Other attributes include gas heating, PVC double glazing, and convenient location.

Early viewing strongly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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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