



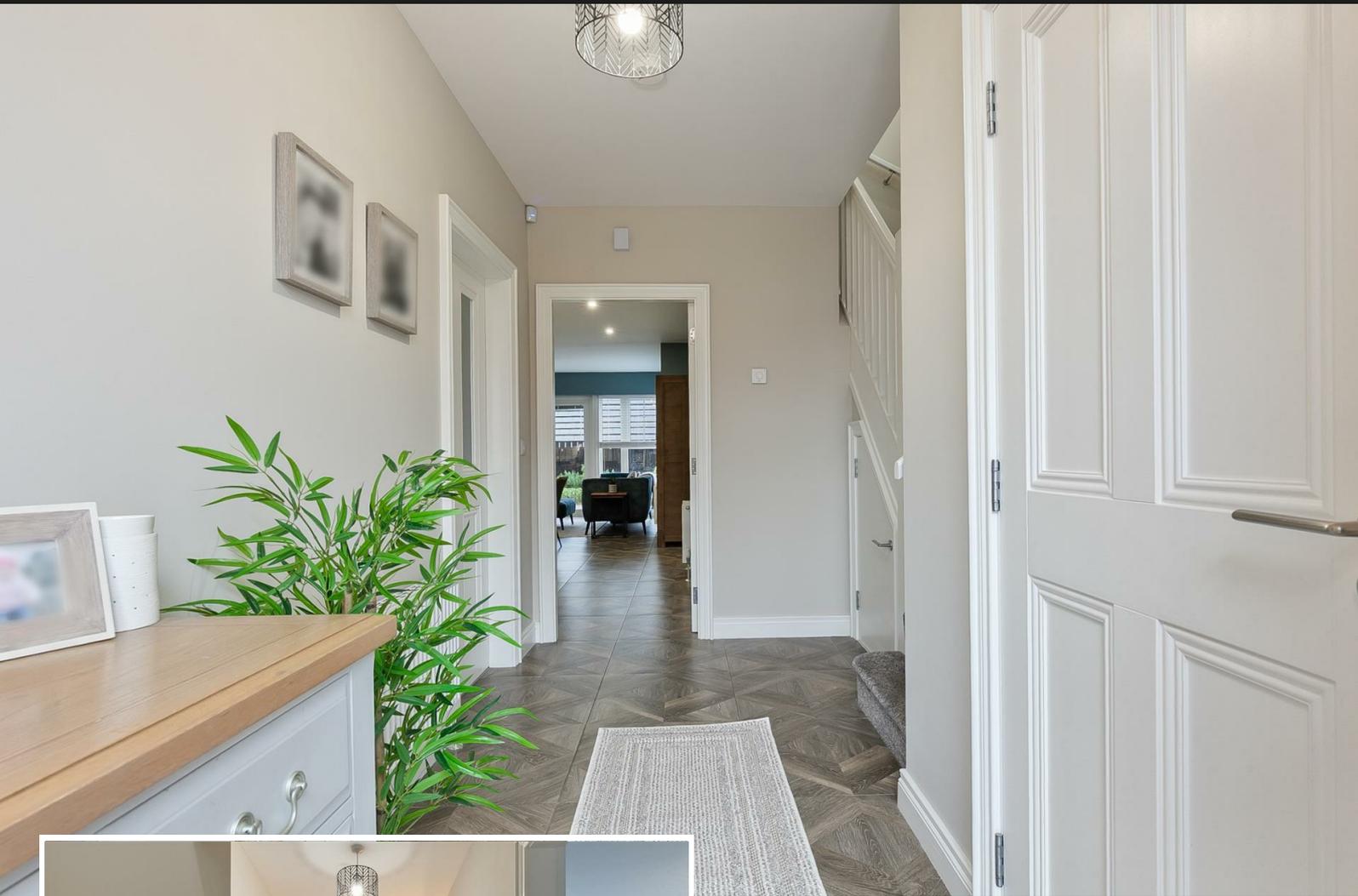
4 Oakfield Park Place, Newtownabbey, BT37 0HP

- Immaculately Presented, Detached Family Home
- Lounge; Gas Stove
- Luxury Fitted Kitchen
- Deluxe Bathroom
- Driveway; Matching Detached Garage
- Four Bedroom; Two+ Reception
- Sun Lounge
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Fully Landscaped Site; Scandinavian Barbeque Hut

Offers Over **£485,000**

EPC Rating B





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, panelled front door with PVC double glazed fanlight over. Tiled floor. Feature height ceiling continuing throughout remainder of home. Stairwell to first floor. Access to under stairs store. Glass panelled doors leading to lounge and kitchen.

FURNISHED CLOAKROOM

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

LOUNGE 16'2" x 13'6" (wps)

Dual aspect windows. Box bay window to front elevation. Tiled inglenook recess with Gazco gas stove on granite hearth. LVP floor covering.

KITCHEN THROUGH SUN LOUNGE 26'1" x 18'7" (wps)

Luxury fitted kitchen with range of high and low level storage units with contrasting solid quartz worktop. Matching island unit with breakfast bar area. Colour coded 1.5 bowl sink unit. Space for range style oven. Space for American style fridge freezer. Integrated dishwasher. Splashback tiling to walls. Tiled floor. Access to shelved larger unit. Triple aspect windows. PVC double glazed French doors leading to rear garden.



UTILITY ROOM 9'10" x 5'9"

Range of fitted storage units with contrasting quartz effect melamine work surface. Matching upstand to wall. Plumbed and space for washing machine. Space for tumble dryer. Stainless steel sink unit with draining bay. Gas fired central heating boiler. Tiled floor. PVC double glazed door leading to rear garden.

FIRST FLOOR

LANDING

Access to shelved store and partially floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM 14'11" x 13'1" (wps)

Wall to wall fitted wardrobes in mirror panelled sliding doors. Wood laminate floor covering.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Illuminated mirror over sink. Splashback tiling to sink. Chrome towel radiator. Tiled floor.

BEDROOM 2 12'9" x 10'8" (wps)

Wood laminate floor covering.

BEDROOM 3 10'8" x 10'2"

Wood laminate floor covering.

BEDROOM 4 9'7" x 8'7" (wps)

Wall to wall fitted wardrobes in mirror panelled sliding doors. Wood laminate floor covering.

DELUXE FAMILY BATHROOM

Contemporary, white, four piece suite comprising freestanding bath, fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Illuminated mirror over sink. Recessed mirror and partial tiling to walls. Chrome towel radiator. Tiled floor.

EXTERNAL

Front garden finished in lawn, shrubs, brick paviour and decorative stone.

Generous sized private driveway finished in tarmac.

Electric car charging point.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed, landscaped, rear garden finished in brick paviour, decorative stone, raised flower bed and range of plants, trees and shrubbery.

Outside tap.

SCANDINAVIAN BARBEQUE HUT 11'8" x 10'5" (wps)

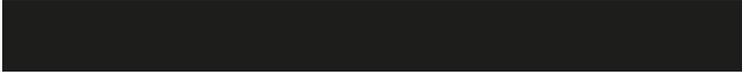
Power, light and barbeque, with extractor hood over. Hardwood double glazed windows and matching double glazed door.

MATCHING DETACHED GARAGE 18'0" x 9'3"

PVC coated roller shutter door. Separate PVC double glazed service door to rear garden. Power and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



Immaculately presented, four bedroom/two+ reception, family detached home with matching detached garage, situated within the highly sought after, recently constructed, Oakfield development, Jordanstown Road, Jordanstown, Newtownabbey.

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

Externally, the property enjoys generous sized private driveway finished in tarmac, matching detached garage, fully landscaped gardens, and Scandinavian barbeque hut.

Other attributes includes gas heating, electric car charging point, PVC double glazing, and range of luxury finishes throughout.

Early viewing highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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	

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