



12 BASHFORD PARK HILL

Carrickfergus BT38 9FG

- Substantial detached house constructed circa 2019
- Accommodation extends to approximately 1880 incorporating Four double bedrooms
- Master bedroom boasts en suite shower room
- 25'7 x 13'1 lounge /diner boasting double doors to rear garden
- Gas fired corner stove and feature panelling in the lounge
- Expansive 36'7 kitchen open plan to family area and dining space
- Kitchen incorporates modern shaker style units with an island, Quartz worktops and breakfast bar
- Range of built in appliances
- Double doors from family area to the rear garden
- Matching floor tiling through entrance hall, kitchen and family areas

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 86 | 86 |
| (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 | |

Offers Around £379,950

12 Bashford Park Hill

, Carrickfergus, BT38 9FG



This substantial detached home, constructed around 2019, offers superb family accommodation extending to approximately 1880square feet and is situated within a highly sought after modern residential development that is convenient to Carrickfergus town centre, local amenities, and key transport links making it an ideal location for families or anyone seeking accessible living. The property is finished to a contemporary standard throughout and is presented in move-in ready condition, providing spacious and flexible living spaces that are perfectly suited to modern family lifestyles.

The ground floor layout is centred around an expansive 36'7 open plan kitchen, family, and dining area which seamlessly connects to the outdoor space via double doors leading directly to the enclosed rear garden, ensuring a bright and airy flow throughout. The kitchen itself is fitted with modern shaker-style units, Quartz worktops, an island with breakfast bar, and a comprehensive range of built-in

appliances including a five-ring gas hob, extractor, and double oven, while the matching floor tiling through the entrance hall, kitchen, and family areas adds both style and practicality. In addition, there is a separate 25'7 x 13'1 lounge/diner, which also benefits from double doors to the garden, and has been further enhanced by the current corner stove and feature acoustic panelling

Upstairs, there are four generously proportioned double bedrooms, with the master bedroom boasting an en suite shower room, while the family bathroom is finished with a modern white suite and a separate shower enclosure for added convenience. Additional features include a utility room, downstairs WC, double glazed windows in PVC frames, a gas heating system, and an enclosed westerly facing rear garden laid to lawn, complemented by a driveway providing off-road parking and a feature adjustable aluminium louvre slat panel pergola. The home also benefits from a highly efficient "B"

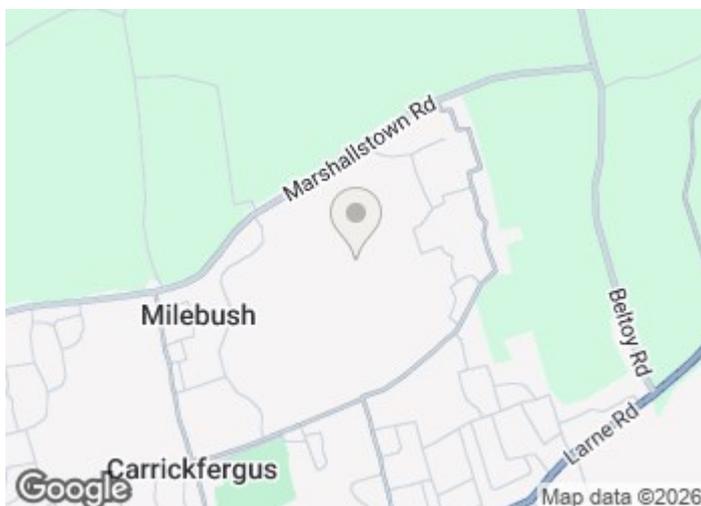
energy rating, adding to its overall appeal.

With excellent presentation throughout and a location that balances modern living with everyday convenience, this is a fantastic opportunity to secure a turnkey family home, and early viewing is essential to fully appreciate the quality and space on offer.

New to the market... details and measurements to follow shortly

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Directions



Floor Plan

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