

2 SANDRINGHAM PARK CARRICKFERGUS BT38 9EP



Superb Red brick detached house
Flexible accommodation comprising three/four bedrooms
17' x 13'3" master bedroom with an ensuite shower room
Lounge boasts a bay window, stone fire surround and cast iron stove
Family room or optional bedroom four
Dining room with double doors to the Sun room
Sun room boasts double doors opening into the rear garden
Contemporary high gloss kitchen incorporating a breakfast bar and granite work surfaces
Integrated dishwasher and stainless steel chimney style extractor fan
Utility room and downstairs Wc
Family bathroom encompasses a white suite with a spa bath & a separate shower cubicle
Double glazing and oil fired heating
Landscape gardens part laid to lawn with Tobermore paved pathways and matching patio
Detached matching red brick garage
Driveway for cars with landscaped Tobermore paving providing parking for three/four cars
Cul de sac location approximately 1.5 miles from Carrickfergus town centre
Fantastic family home
Excellent throughout viewing essential

Offers Around £292,950

Tenure: Leasehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D	64	72
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
Northern Ireland		EU Directive 2002/91/EC	

This superb detached home, finished in a desirable rich red brick, offers spacious and highly flexible accommodation that can be easily adapted to suit an individual purchaser's requirements, whether arranged as three or four bedrooms with a variety of reception options. The property is located in a cul-de-sac approximately 1.5 miles from Carrickfergus town centre, providing a balance of convenience and a quieter residential setting.

Internally, the layout is both practical and versatile, with a generous master bedroom (17' x 13'3) benefiting from an ensuite shower room, while the main lounge features a bay window, a stone fire surround and a cast iron stove. Additional living space includes a family room, which could also serve as a fourth bedroom, along with a separate dining room that opens through double doors into a sun room, creating a natural flow through the ground floor and providing direct access to the rear garden. The contemporary high gloss kitchen is fitted with granite work surfaces, a breakfast bar, integrated dishwasher and a stainless steel chimney style extractor fan, and is complemented by a utility room and downstairs WC. A family bathroom completes the accommodation, comprising a white suite with a spa bath and a separate shower cubicle.

Externally, the property continues to impress with well maintained landscaped rear gardens, featuring neat Tobermore paving, raised flowerbeds and a well-kept lawn. A detached matching red brick garage and a driveway finished in Tobermore paving provide ample parking for several cars. Further benefits include double glazing and oil fired heating, and overall this is a well cared for home that offers both space and flexibility, making it an excellent choice for a wide range of buyers, viewing is highly recommended.

Entrance hall

Double glazed door with double glazed side lights, radiator, porcelain tiled floor, doors to



Downstairs Wc

Double glazed window to side aspect, white suite comprising low flush Wc, pedestal sink, chrome heated towel rail, part tiled walls & tiled floor



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.

REF: 18628501



Lounge

18'10 into bay x 12'1
Double glazed box bay window to front aspect, fire place with stone surround & tiled hearth with cast iron stone, radiator, wood floor



Family room/bedroom four

12'11 x 10'3
Double glazed window to front aspect, radiator, wood flooring



Dining room

10'4 x 10'4
Double glazed double doors t sun room, radiator, wood floor



Sun room

12'4 x 8'9
Double glazed double doors to rear garden, double glazed windows to side & rear aspect, radiator, wood floor



Kitchen

12'1 x 11'4

Double glazed window to rear aspect, range of gloss high & low level units with granite worktops, inset 1.5 bowl stainless steel sink & granite drainer with mixer tap over, built in stainless steel chimney style extractor over & integrated dishwasher, breakfast bar & storage under with granite worktop, radiator, tiled floor, door to utility room

Utility room

Double glazed door to rear garden, range of high & low level units with built in wine rack, porcelain tiled floor

Stairs and landing

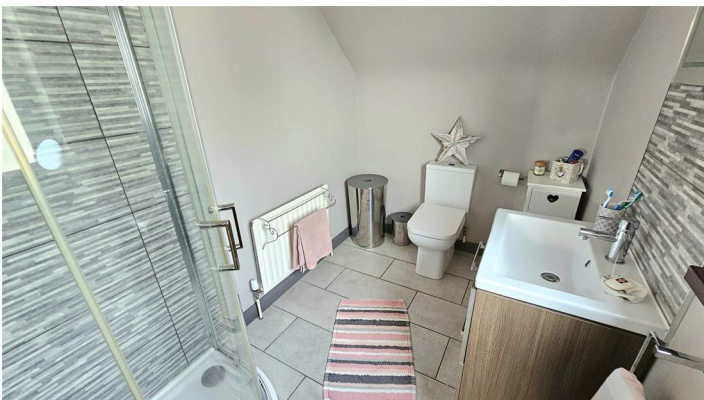
Doors to, storage cupboard



Bedroom one

17' x 13'3

Double glazed window to front aspect, radiator, door to en-suite



En-suite

Double glazed window to side aspect, white suite comprising low flush Wc, wash hand basin set on vanity unit, shower cubicle, radiator, ceramic tiled floor



Bedroom two

13'11 x 12
Double glazed window to front aspect,
radiator



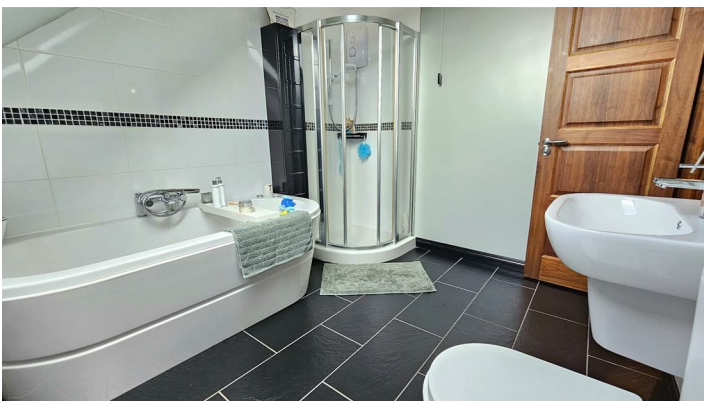
Bedroom three

13'3 x 11'8
Double glazed roof light to rear aspect,
radiator, laminate wood floor



Bathroom

Double glazed roof light to rear aspect, white
suite comprising low flush Wc, floating sink,
enclosed spa bath, shower cubicle with
electric shower over, radiator, part tiled walls &
ceramic tiled floor



Garden and grounds

At the rear there is a fully enclosed land scape garden part laid to lawn & part laid to tobermore paving with matching patio, raised flower beds. At the front there is a garden part laid to lawn & part laid to tobermore paved driveway



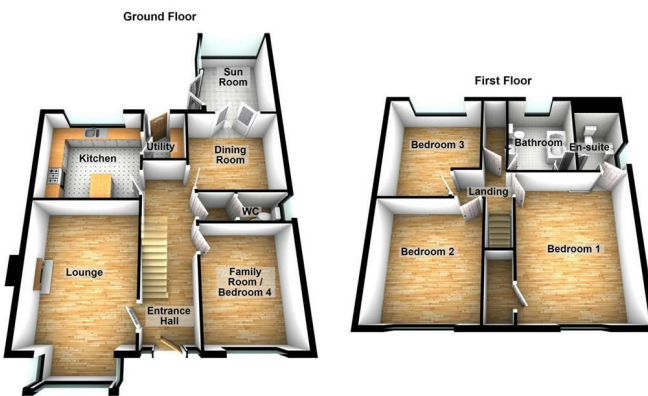
Garage

Roller door, power & lighting

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Floor plans



Thinking of Selling?
All types of Properties Required
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E: carrickfergus@ulsterpropertysales.co.uk

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