



4 Highgrove Avenue

Ballyclare, BT39 9XL

Offers over £224,950



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Nest Estate Agents are delighted to bring to the market this superb four bed detached bungalow within the highly regarded Highgrove development, located off the Doagh Road, Ballyclare. This property offers fantastic space, flexible living and endless potential to create the perfect family home within one of Ballyclare's most desirable developments. Internally the property comprises of large entrance hall, family lounge with feature fireplace, separate dining room with sliding patio doors, fitted kitchen, utility room with access to integral garage, four spacious bedrooms and four piece family bathroom suite. Externally the property occupies a prime site and enjoys a large private driveway finished in tarmac with parking for 3+ cars, rear and side gardens finished in lawn and additional paving. Other attributes include oil fired central heating and PVC double glazing. We anticipate high interest in this property and recommend early viewing, contact Nest today to arrange a viewing 028 9343 8090.

HALLWAY

24'9" x 5'9" & 15'1" x 6' (7.54m x 1.75m & 4.60m x 1.83m)

Quarry tiled step leading to entrance hall. Hardwood external door with glazed insets and side panels. Double radiator.

STORAGE

9'2" x 2'4" (2.79m x 0.71m)

LIVING ROOM

15'1" x 11'8" (4.60m x 3.56m)

Large bay window. Feature fireplace with electric inset. Recessed spotlights.

DINING ROOM

11'8" x 11'7" (3.56m x 3.53m)

Recessed spotlights. Access to garden via sliding doors.

KITCHEN

11'8" x 10'11" (3.56m x 3.33m)

Range of high and low level units with formica worktops. Plumbed for appliances. Integrated fridge freezer. Chrome sink with mixer tap and drainer. Tiled splashback. Ceramic tiled flooring.

BEDROOM 1

11'8" x 12'10" (3.56m x 3.91m)

BEDROOM 2

11'8" x 11'8" (3.56m x 3.56m)

BATHROOM

8'9" x 8'1" (2.67m x 2.46m)

Four piece suite comprising of corner bath with mixer taps, low flush w/c, pedestal sink with mixer taps and enclosed shower unit. Tile effect flooring. Part tiled walls.

BEDROOM 3

11'8" x 9'11" (3.56m x 3.02m)

BEDROOM 4

8'8" x 7'7" (2.64m x 2.31m)

UTILITY

12'11" x 5'5" (3.94m x 1.65m)

Range of high and low level units. Plumbed for appliances. Access to garage via internal hardwood door.

STORAGE

4'10" x 2'7" (1.47m x 0.79m)

Tel: 02893438090

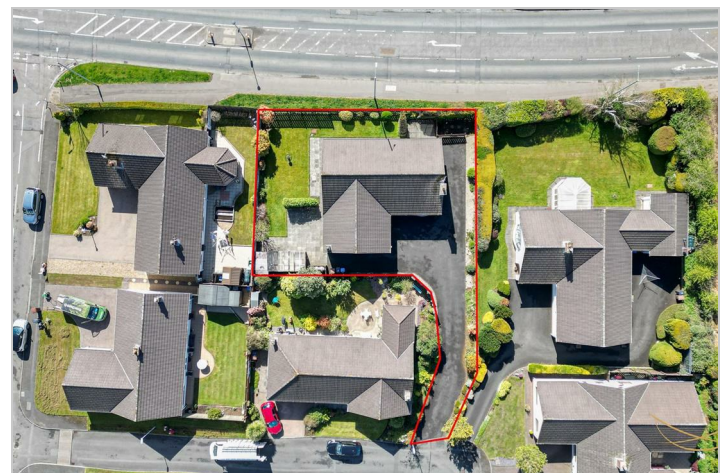
GARAGE

18'2" 11'2" (5.54m 3.40m)

Integral single garage with additional eaves storage. Up and over door. Additional access to garage. Boiler.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property?
Contact Nest Mortgages on 02893 438092.



Road Map



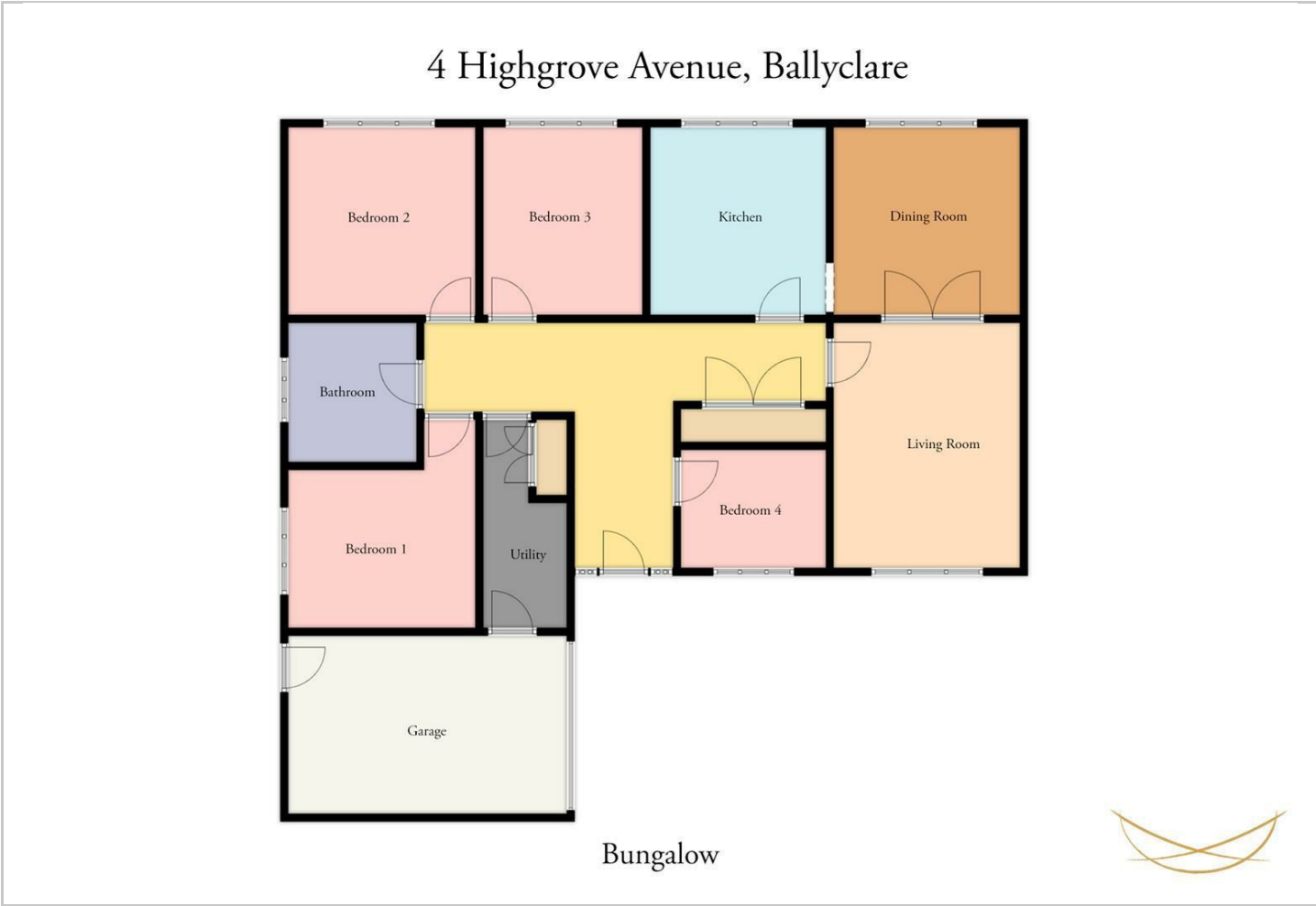
Hybrid Map



Terrain Map



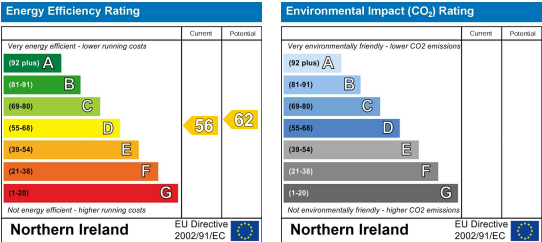
Floor Plan



Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.