



39 Huntingdale Green

Ballyclare, BT39 9FL

Offers over £249,950

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Nest Estate Agents are delighted to bring to market this deceptively spacious modern family home. Whether you need 5 or 6 bedrooms, this property has you covered! With 3 bathrooms, 5 bedrooms, and 4 reception rooms, there's ample space for your family to thrive. Plus, enjoy the large rear garden with a relaxing decking area. Located in a quiet development within walking distance to Ballyclare town and top-rated schools.

We anticipate that there will be a high level of interest in this property, early inspection is strongly advised.

ENTRANCE

uPVC front door with glazed insert. Glass side panels. Laminate wood effect flooring.

LOUNGE 13'4" x 21'7" (4.08 x 6.6)

Feature wood burning stove. Fully tiled chimney breast. Wood beam mantle. Laminate wood effect flooring.

DOWNSTAIRS W.C 2'7" x 3'0" (0.79 x 0.92)

White suite comprising low flush W.C. Vanity style wash hand basin with mixer taps. Vinyl tile effect flooring.

MODERN FITTED KITCHEN 13'5" x 18'9" (4.10 x 5.72)

Shaker style fitted kitchen with a range of high and low level units. Contrasting formica worktops. Ceramic two bowl sink with mixer taps. Feature island. Space for range style oven and hob. Black chimney and glass extractor fan. Integrated fridge freezer. Integrated dishwasher. Integrated microwave. Tiled floor. Recessed spotlights.

UTILITY ROOM 8'1" x 5'10" (2.47 x 1.79)

Range of high and low level units. Formica worktops. Space for washing machine. Space for dryer. Vinyl tile effect flooring. Access to rear garden.

SUNROOM 14'11" x 12'7" (4.57 x 3.86)

Laminate wood effect floor. Patio doors leading to rear garden.

FAMILY ROOM 12'2" x 10'2" (3.73 x 3.11)

Laminate wood effect flooring. Recessed spotlights. Access to storage. Access to gym/study.

GYM/ STUDY 9'7" x 10'2" (2.93 x 3.11)

Laminate wood effect flooring. Recessed spotlights.

STORAGE 10'8" x 4'6" (3.26 x 1.39)

FIRST FLOOR

LANDING 11'1" x 10'2" (3.38 x 3.12)

Access to roofspace. Access to storage. Recessed spotlights.

BEDROOM 1 10'11" x 10'5" (3.33 x 3.18)

Laminate wood effect flooring.

ENSUITE 6'2" x 5'5" (1.9 x 1.67)

White suite comprising fully enclosed mains shower. Pedestal wash hand basin with mixer taps. Low flush w.c. Tiled splashback. Tiled flooring.

BEDROOM 2 11'7" x 10'2" (3.54 x 3.11)

Recessed spotlights. Access to walk in wardrobe.

WALK IN WARDROBE 5'11" x 7'0" (1.81 x 2.15)

BEDROOM 3 7'4" x 7'6" (2.24 x 2.30)

Laminate wood effect flooring.

BEDROOM 4 8'4" x 10'5" (2.56 x 3.18)

BEDROOM 5 7'7" x 7'4" (2.33 x 2.26)

Laminate wood effect flooring.

FAMILY BATHROOM 8'4" x 10'4" (2.56 x 3.17)

White suite comprising built in bath with tiled panel, mixer taps with telephone shower. Fully enclosed mains shower unit. Low flush w.c. Pedestal wash hand basin with mixer taps. Tiled walls. Vinyl flooring. Recessed spotlights.

OUTSIDE

Enclosed rear garden with laid in lawn bordered by flower beds and fencing. Decked sitting area.

Private tarmac driveway to front of property.

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland		EU Directive 2002/91/EC	Northern Ireland		EU Directive 2002/91/EC