



FOR SALE

17 Knockview Road  
Newtownabbey, BT36 6TT

Offers over £209,950



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Nestled within a quiet and highly sought-after residential development, 17 Knockview Road is a beautifully presented detached bungalow offering spacious and versatile accommodation, ideal for a range of buyers.

The property features three well-proportioned bedrooms and one reception room, providing flexible living space for both relaxing and entertaining. Externally, the home boasts excellent kerb appeal with a well-maintained front lawn, a brick-paved driveway offering ample off-street parking, and an integral garage.

To the rear, the property enjoys a private, enclosed garden, providing the perfect space for outdoor dining, gardening, or simply unwinding in a peaceful setting.

Combining comfortable single-storey living with an attractive setting, this superb home is conveniently located close to local amenities, schools, and transport links, making it an excellent opportunity for downsizers, first-time buyers, or those seeking a quiet family home.

Early viewing is highly recommended to appreciate all that this delightful home has to offer.

## HALLWAY

"24'9 x 4'9" ("7.54m x 1.45m)

White PVC front door with feature glazed panels. Hard wood flooring. Access to storage.

## LIVING ROOM

"17'6 x 13'5" ("5.33m x 4.09m)

The living room features attractive wood-effect flooring and a striking feature fireplace with gas fire with an ornate wooden surround, creating a warm and inviting focal point. Offering generous proportions, this elegant reception room provides the perfect setting for both everyday family living and entertaining guests. Hard wood flooring.

## BEDROOM 1

"12'4 x 10'10" ("3.76m x 3.30m)

Built in wardrobes. Storage cupboard.

## BEDROOM 2

"10'4 x 10'0" ("3.15m x 3.05m)

## STORAGE

"3'1 x 1'10" ("0.94m x 0.56m)

## BEDROOM 3/ FAMILY ROOM

"12'11 x 10'10" ("3.94m x 3.30m)

Currently used as family room. Expansive patio doors which offer direct access to the enclosed rear garden, creating a seamless indoor-outdoor flow.

## BATHROOM

"7'10 x 5'3" ("2.39m x 1.60m)

Modern family bathroom fitted with a contemporary three piece white suite. including a corner shower enclosure, wash hand basin with vanity storage and WC. Finished with stylish wall and floor tiling, the room also benefits from a frosted window providing natural light,

## FITTED KITCHEN

"16'8 x 13'4" ("5.08m x 4.06m)

The fitted kitchen offers an excellent range of high and low-level units with generous worktop space, complemented by an integrated electric oven, four-ring hob and space for a dishwasher. There is also designated space for a washing machine and freestanding fridge freezer. A large rear-facing window and glazed door provide an abundance of natural light and offer direct access to the enclosed rear garden. Tiled flooring.

## STORAGE

"3'7 x 1'9" ("1.09m x 0.53m)

## GARAGE

"18'3 x 11'2" ("5.56m x 3.40m)

## OUTSIDE

Private enclosed mature garden to rear, laid in lawn and stocked with a variety of mature shrubs and trees. Paved patio area and walkways to the side. Screened by perimeter fence and hedgerows.

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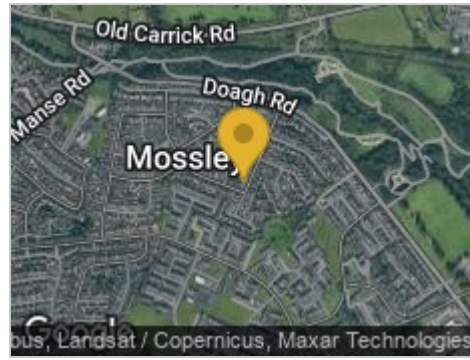
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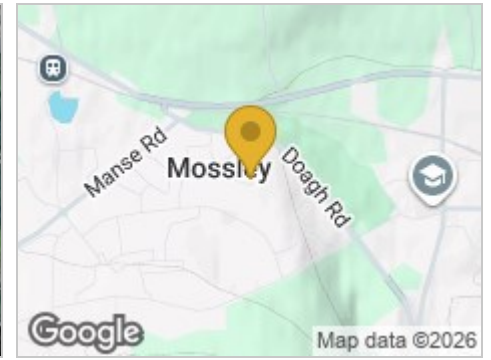
## Road Map



## Hybrid Map



## Terrain Map



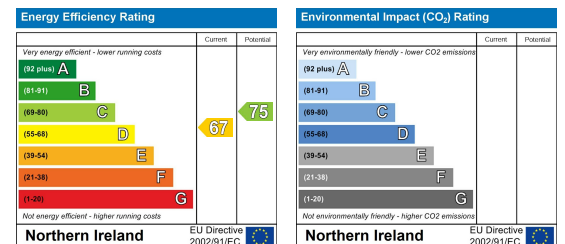
## Floor Plan



## 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



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