



FOR SALE

4 Burnet Close

Newtownabbey, BT37 0XU

Offers over £294,950



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Nest Estate Agents are delighted to bring to the market this immaculately presented four bedroom detached home, occupying a prime site within the sought after Brambles development located off the Old Carrick Road, Newtownabbey. Internally this property benefits from four spacious bedrooms (master with en-suite), a spacious lounge with feature fireplace, beautiful modern kitchen through dining room, sunroom and integral garage.

Externally the property enjoys a private driveway finished in tarmac, front garden laid in lawn and fully enclosed rear garden offering a beautifully maintained patio area and entertaining space. Other attributes include double glazing throughout and oil fired central heating. This property sits within 5 miles of Whiteabbey Village. Boasting a range of various shops, restaurants and picturesque walks along the coast such as Hazelbank park and Jordanstown Loughshore park. Located within a short distance to the M2 this is the ideal property for those seeking a short commute to Belfast City Centre but with a semi-rural feel. Easy access to public transport within short walking distance and less than 25 minutes from both Belfast International and Belfast city airports.

To arrange a viewing contact Nest on 02893438090, early viewing is highly recommended as this property will appeal to a range of buyers.

HALLWAY

7'9" x 4'8" (2.36m x 1.42m)

uPVC external door with glazed insets.

LIVING ROOM

12'3" x 16'5" (3.73m x 5.00m)

Open fire with tiled hearth. Cornice ceilings. Access via french doors to dining room.

KITCHEN

16'6" x 9'9" (5.03m x 2.97m)

Range of high and low level units with contrasting wood effect worktops. Integrated oven and hob, overhead extractor fan. Tiled splashback. Integrated dishwasher. 1 1/2 stainless steel sink unit with drainer. Glazed units. Recessed plinth spotlights. Tiled flooring. Integrated under counter fridge.

DINING ROOM

9' x 9'9" (2.74m x 2.97m)

Wood effect laminate flooring.

SUNROOM

16'4" x 12'7" (4.98m x 3.84m)

uPVC double glazing frames. Wood effect laminate flooring. Recessed spotlights. Access to rear garden via french doors.

BEDROOM 1

12'10" x 9'10" (3.91m x 3.00m)

ENSUITE

5'4" x 4'2" (1.63m x 1.27m)

Low flush w/c. Electric shower unit. PVC wall panelling.

BEDROOM 2

13'1" x 12'4" (3.99m x 3.76m)

Built-in wardrobes.

BEDROOM 3

11'3" x 9'1" (3.43m x 2.77m)

Velux window. Wood effect flooring.

Tel: 02893438090

BEDROOM 4

8'7" x 8" (2.62m x 2.44m)

Velux window. Wood effect flooring.

BATHROOM

7'6" x 7'10" (2.29m x 2.39m)

Contemporary fitted three piece bathroom suite comprising low flush w/c. Panelled bath with overhead Mira shower, glazed shower screen. PVC clad ceiling. Tile effect flooring. Floating vanity unit with ceramic sink and chrome mixer tap.

LANDING

10'10" x 2'11" (3.30m x 0.89m)

REAR HALL

3'1" x 9'2" (0.94m x 2.79m)

Access to garage.

GARAGE

9'3" x 17'3" (2.82m x 5.26m)

Roller door. Power and Light.

STORAGE

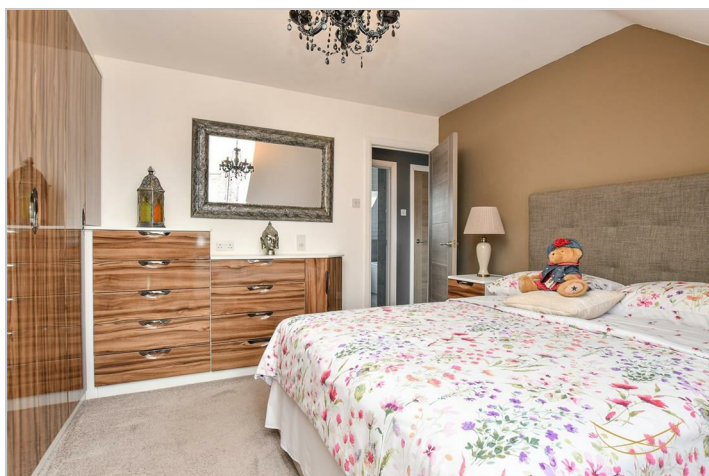
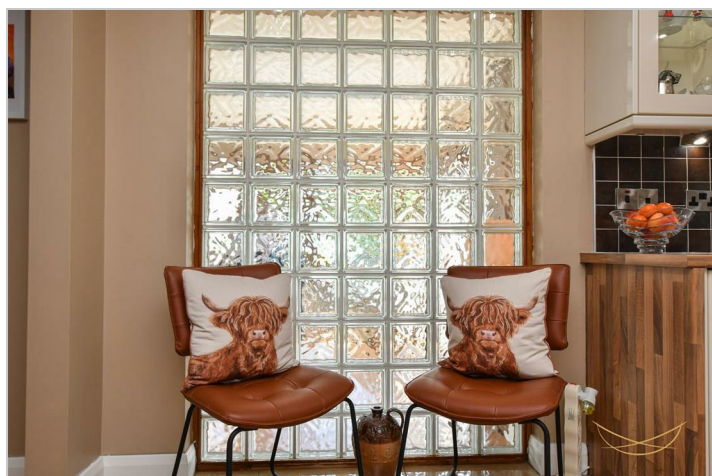
4' x 1'10" (1.22m x 0.56m)

OUTSIDE

Front driveway with off road parking, finished in tarmac. Front lawn and border hedging. Paved walkway leading to front and side of property. Beautifully presented, fully enclosed rear garden. Low maintenance artificial grass, raised patio area. Surrounding wooden privacy fence. PVC oil tank. Two double outlet sockets. Flower bed and range of low level shrubs for increased privacy.

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.



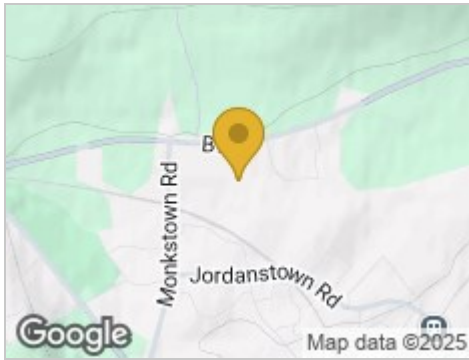
Road Map



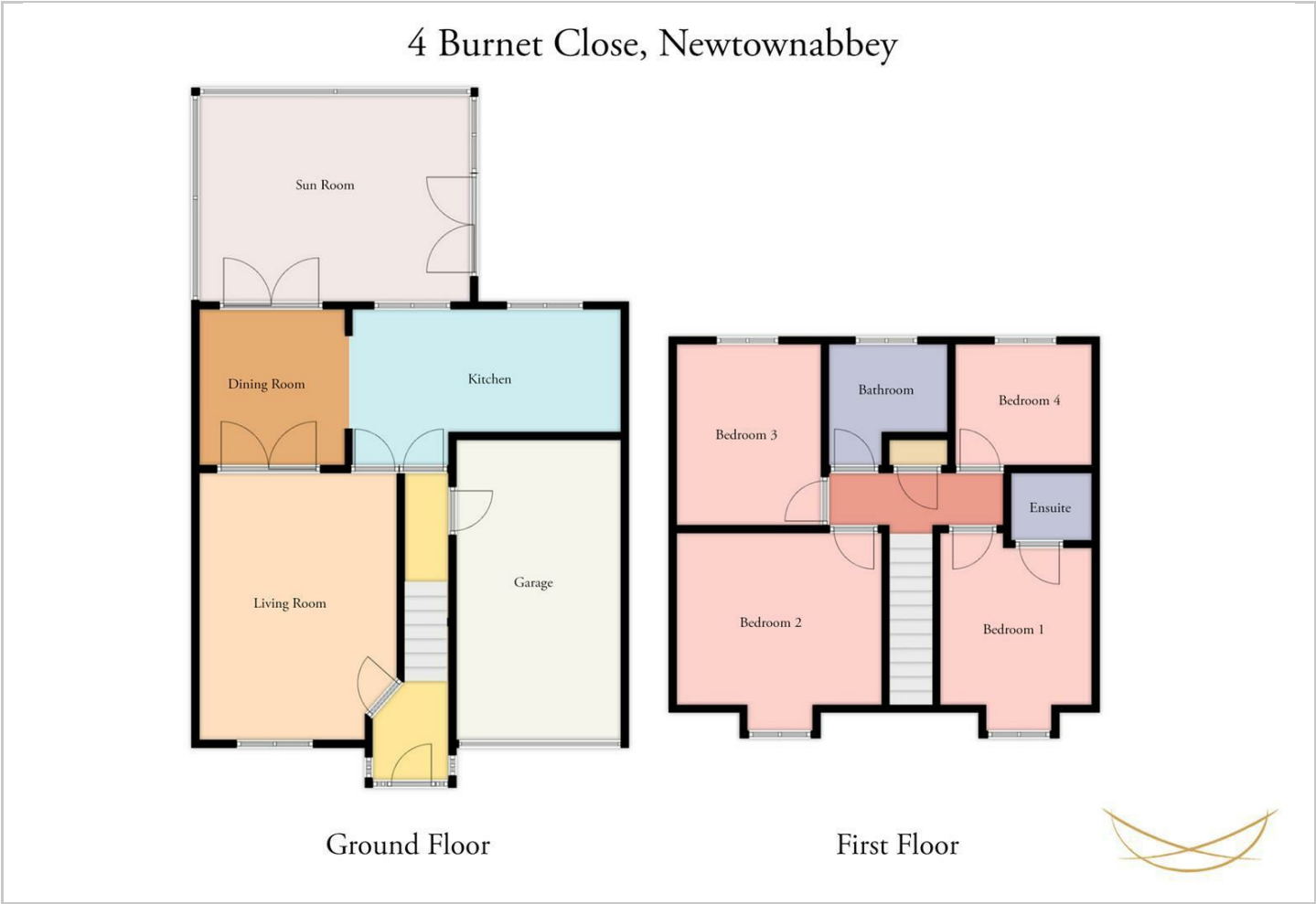
Hybrid Map



Terrain Map



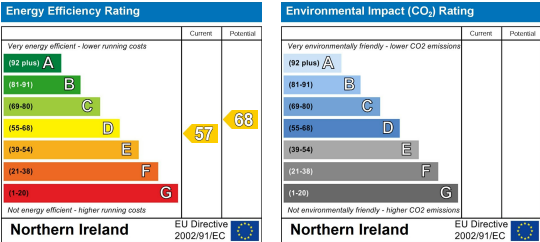
Floor Plan



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