



SALE AGREED

## 22 Henryville Lodge

Ballyclare, BT39 9FZ



# 22 Henryville Lodge

Ballyclare, BT39 9FZ



Nest Estate Agents are delighted to bring to market this beautiful four bed detached home in the sought after Henryville development.

This is an excellent opportunity to purchase a well presented and spacious family home, situated just off the Ballynure Road in Ballyclare. This property is located within walking distance to local shops, coffee shops, public library, leisure centre and local parks. In addition this home is within the catchment area for the areas leading Primary and Secondary schools.

This property offers ample, flexible living space comprising of entrance hall, four bedrooms (one with ensuite), kitchen through dining room, utility room with w/c, spacious lounge, office, large sunroom and family bathroom with four piece suite. Externally the property enjoys private driveway finished in tarmac offering off road parking for two+ cars, front lawn with mature shrubs, spacious corner site rear garden finished in lawn with additional patio area overlooking stunning countryside views. Other attributes include oil fired central heating and uPVC double glazed windows. This property also has the foundations in place for detached garage.

This property would suit a growing family keen to reside in one of the most popular developments within the Ballyclare area. We anticipate there will be a high level of interest in this property so early inspection is strongly recommended. Contact Nest on 02893438090 to arrange a viewing today.

## HALLWAY

22'10 x 7'6 (6.96m x 2.29m)

Hardwood external door with glazed side panels. Ceramic tiled floor.

## LIVING ROOM

11'1 x 17'2 (3.38m x 5.23m)

Marble hearth and surround, open fire with electric inset.

## OFFICE

10'8 x 11'2 (3.25m x 3.40m)

Wood effect laminate flooring.

## UTILITY/ DOWNSTAIRS WC

42'7"29'6" x 19'8"32'9" (13'9 x 6'10)

Range of high level units with contrasting formica worktop. Ceramic tiled flooring.

Low flush W/C. Pedestal wash hand basin with mixer taps. Ceramic tiled floor.

## FITTED KITCHEN

17'6 x 11'7 (5.33m x 3.53m)

Range of high and low level solid wood units with contrasting formica worktops, stainless steel 1 1/2 sink with drainer and mixer tap. Integrated four ring electric hob, extractor fan, dishwasher oven and grill. Tiled splashback. Ceramic tiled floor. Built in breakfast bar area.

## DINING ROOM

11'1 x 11'8 (3.38m x 3.56m)

Laminate wood effect flooring.

## SUNROOM

17' x 10'4 (5.18m x 3.15m)

Ceramic tiled floor. Access to rear garden.

## BEDROOM 1

11'2 x 16'4 (3.40m x 4.98m)

Built in overhead storage and wardrobes.

## ENSUITE

6'3 x 6'5 (1.91m x 1.96m)

Fully tiled walls. Tiled floor. Electric shower. Low flush w/c. Pedestal sink with chrome taps.

## BEDROOM 2

14' x 11'8 (4.27m x 3.56m)

## BEDROOM 3

12'7 x 11'2 (3.84m x 3.40m)

## BEDROOM 4

10'9 x 9'9 (3.28m x 2.97m)

## BATHROOM

10'8 x 7' (3.25m x 2.13m)

Fully tiled walls with mosaic boarder. Panelled bath with handheld chrome shower. Electric shower, enclosed chrome shower unit. Pedestal sink with chrome mixer taps. Low flush w/c.

## LANDING

24'4 x 7'6 (7.42m x 2.29m)

## STORAGE

3'2 x 2'10 (0.97m x 0.86m)

## OUTSIDE

Front driveway finished in tarmac, front garden finished in lawn with bordering plants, fully enclosed rear garden finished in lawn, wrap around paved walk way with additional patio area to the side. Surrounding wooden privacy fence. Stunning countryside views to the rear. Mature shrubbery and plants. Concrete foundations for detached garage subject to regular planning approval and restrictions. Outside light. Outside tap.

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.



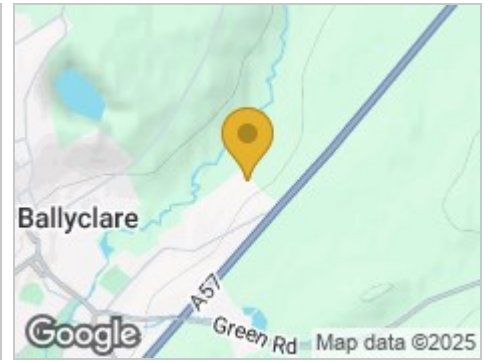
Road Map



Hybrid Map



Terrain Map

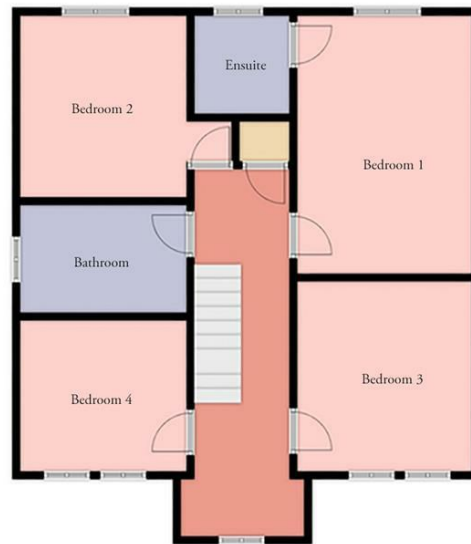


Floor Plan

22 Henryville Lodge, Ballyclare



Ground Floor



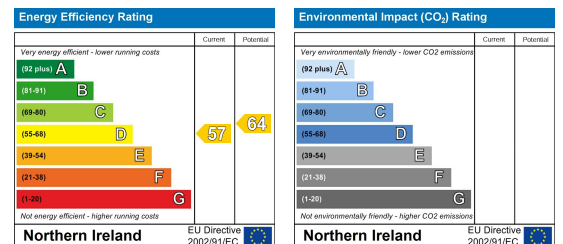
First Floor



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.