



## 78 Huntingdale Grange

Ballyclare, BT39 9XY

Offers over £274,950



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Positioned within the highly sought-after Huntingdale development just off the Doagh Road in Ballyclare, 78 Huntingdale Grange is an immaculately presented detached family home offering spacious and versatile accommodation throughout. Within walking distance to local schools, shops and everyday amenities, this beautifully maintained property is perfectly suited to modern family living.

Finished to an exceptional standard and truly walk-in ready, the home boasts three generous reception rooms, three well-proportioned bedrooms and excellent storage throughout, with the flexibility to configure one of the downstairs reception rooms as an additional bedroom if desired. The contemporary fitted kitchen is complemented by a separate utility room and convenient downstairs W/C.

Occupying an elevated site, the property enjoys large, beautifully maintained gardens together with a rear paved seating area ideal for outdoor entertaining and relaxing. Further benefits include an integral single garage and ample family living space in a highly desirable residential location.

## HALLWAY

12'4 x 9'2 (3.76m x 2.79m)

Composite front door with glazed insets. Ceramic tiled flooring. Access to storage.

## STORAGE

2'11 x 6'2 (0.89m x 1.88m)

## LIVING ROOM

19'5 x 12'9 (5.92m x 3.89m)

Feature multi fuel burning stove.. Composite stone fire surround. Tiled inset and hearth. Laminate wood effect flooring.

## DINING ROOM

18'9 x 12'9 (5.72m x 3.89m)

Laminate wood effect flooring.

## BEDROOM 4/ STUDY

12'4 x 9'8 (3.66m 1.22m x 2.95m)

Laminate wood effect flooring.

## FITTED KITCHEN

15'8 x 12'4 (4.78m x 3.66m 1.22m)

'Second Nature' solid wood kitchen with range of high and low level units. Contrasting composite stone worktops with matching upstand. Space for range style cooker. Integrated stainless steel extractor fan. Integrated dishwasher. Stainless steel 1.5 bowl sink unit with drainer and mixer taps. Tiled flooring.

## UTILITY

4'6 x 5'6 (1.37m x 1.68m)

Plumbed for washing machine. Tiled flooring. Access to rear garden.

## TOILET

4'6 x 3'10 (1.37m x 1.17m)

White suite comprising low flush W/C. Vanity style sink unit with mixer taps. Tiled flooring. Partially tiled walls.

## GARAGE

9'10 x 16'3 (3.00m x 4.88m 0.91m)

Man up and over door.

## BEDROOM 1

15' x 9'9 (4.57m x 2.97m)

## BEDROOM 2

12'11 x 12'5 (3.94m x 3.78m)

Laminate wood effect flooring. Eave storage.

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### BEDROOM 3

12' 11 x 10'9 (3.66m x 3.35m x 3.28m)

Eave storage.

### BATHROOM

6'1 x 11'5 (1.85m x 3.48m)

White suite comprising free standing bath with mixer taps and hand held shower. Vanity style sink unit with mixer taps. Low flush W/C. Mains waterfall shower unit. Heated chrome towel rail. Tiled flooring. Tiled walls.

### LANDING

13'4 x 2'11 & 12' 6 x 3'3 (4.06m x 0.89m & 3.66m x 1.83m x 0.99m)

Access to storage. Access to roofspace.

### STORAGE

5'9 x 2'9 (1.75m x 0.84m)

### STORAGE

6'9 x 12' 5 (2.06m x 3.66m 1.52m)

### GARDEN

Front and rear laid in lawns bordered by feature paving. Outdoor tap. Outdoor lighting. Tarmac finished driveway for multiple cars.

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

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### Road Map



### Hybrid Map

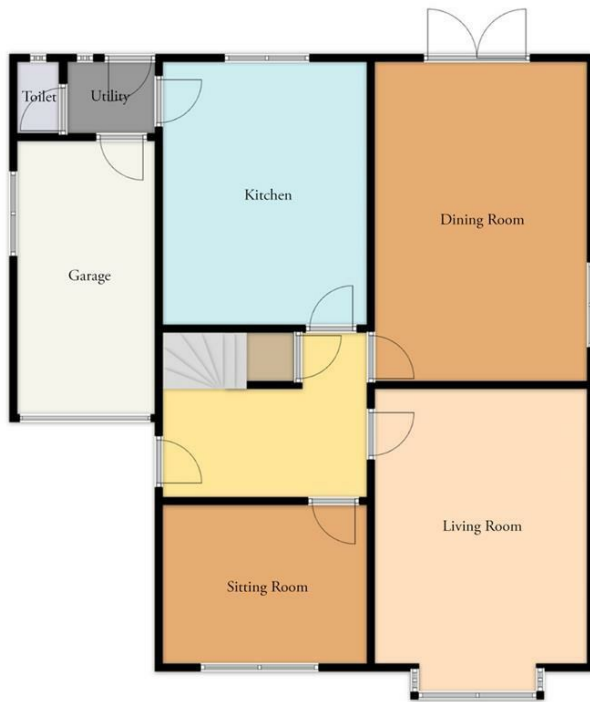


### Terrain Map



### Floor Plan

## 78 Huntingdale Grange, Ballyclare



Ground Floor

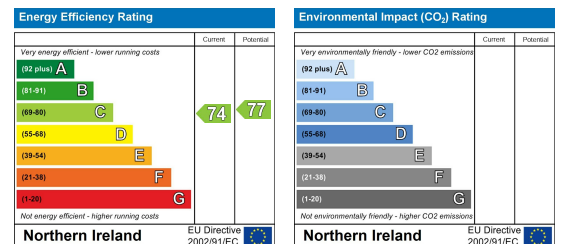


First Floor

### 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



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