



## 64 Kiln Park

Templepatrick, Ballyclare, BT39 0BB

Offers over £395,000



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Nest Estate Agents are delighted to bring to the market this impressive detached family home, ideally positioned within the highly sought-after Kiln Park development in Templepatrick. Offering generous accommodation, excellent family living space and a fantastic location, this property is sure to appeal to a wide range of buyers.

The location is particularly convenient, with excellent public transport links to Belfast and Belfast International Airport close to hand. A number of popular local amenities are also within walking distance, including The Rabbit Hotel & Spa and Hilton Templepatrick, while local shops and everyday amenities are also easily accessible. The property is within the catchment area for Templepatrick Primary School, with a selection of local secondary schools also nearby.

Internally, the property offers five well-proportioned bedrooms, with the principal bedroom benefiting from a walk-in wardrobe and two bedrooms featuring ensuite facilities. There is also a modern four-piece family bathroom and downstairs WC.

The heart of this beautiful home is undoubtedly the impressive open-plan kitchen, dining and sitting area. This wonderful space is ideal for modern family life and entertaining, with the sitting area boasting a stunning vaulted ceiling which creates a real sense of space and light. In addition, there is a separate utility room and a further living room complete with a feature wood-burning stove, providing a cosy and inviting second reception space.

Externally, the property continues to impress with a good-sized wrap-around garden, featuring raised flower beds, mature planting and attractive feature paving. A detached single garage with additional workshop space provides excellent storage and practical versatility.

Overall, 64 Kiln Park is a superb family home combining spacious accommodation, stylish living areas and excellent outdoor space, all within a highly desirable Templepatrick location. Early viewing is highly recommended to fully appreciate what this impressive property has to offer.

## HALLWAY

21'7" x 9'8" (6.58m x 2.95m)

Composite front door with feature glazed panels. Tiled flooring. Recessed spotlights.

## LOUNGE

22'6" x 12' (6.86m x 3.66m)

Feature bay window. Feature wood burning stove with tiled hearth. Cornice ceiling. Double doors leading to kitchen area.

## FITTED KITCHEN

10'11" x 16'3" (3.33m x 4.95m)

Range of high and low level with contrasting formica worktops and matching upstand. Stainless steel 1.5 bowl sink unit with drainer and mixer taps. Feature island with breakfast bar area. Smeg gas integrated hob. Stainless steel island cooker hood. Two eye level integrated Neff ovens. Integrated Neff microwave. Integrated dishwasher. Integrated fridge freezer. Tiled flooring. Recessed spotlights.

## SITTING ROOM

18'8" x 11'4" (5.69m x 3.45m)

Vaulted ceiling with recessed spotlights. Patio doors to garden area. Tiled flooring.

## UTILITY

7'9" x 10'3" (2.36m x 3.12m)

Range of high and low level units with formica worktops. Stainless steel 1.5 bowl sink unit with drainer and mixer taps. Wine rack. Access to rear garden.

## BEDROOM 1

14'4" x 12'1" (4.37m x 3.68m)

Recessed spotlights. Access to walk in dressing room. Cornice ceiling.

## DRESSER

7'9" x 10'8" (2.36m x 3.25m)

Built in wardrobes. Recessed spotlights.

## ENSUITE

8'3" x 7'8" (2.51m x 2.34m)

White suite comprising partially enclosed shower unit. His and hers vanity sink unit with mixer taps. Low flush W/C. Heated chrome towel rail. Tiled flooring. Tiled walls. Recessed spotlights.

## TOILET

7'8" x 4'8" (2.34m x 1.42m)

White suite comprising low flush W/C. Pedestal wash hand basin with mixer taps. Tiled flooring.

## FIRST FLOOR

### LANDING

19'3" x 4'3" (5.87m x 1.30m)

### STORAGE

3'7" x 3' (1.09m x 0.91m)

Access to storage.

### BEDROOM 2

9'5" x 11'9" (2.87m x 3.58m)

Access to storage.

## ENSUITE

5'5" x 6'3" (1.65m x 1.91m)

White suite comprising fully enclosed shower unit. Vanity style sink unit with mixer taps. Low flush W/C. Heated chrome towel rail. Tiled flooring. Tiled walls. Recessed spotlights.

## STORAGE

2'7" x 2'8" (0.79m x 0.81m)

## BEDROOM 3

10'4" x 12' (3.15m x 3.66m)

Built in storage

## BEDROOM 4

9'11" x 12' (3.02m x 3.66m)

## BEDROOM 5

9'8" x 12' (2.95m x 3.66m)

Built in storage.

## BATHROOM

6'5" x 10'8" (1.96m x 3.25m)

White suite comprising paneled bath with mixer taps. Fully enclosed shower unit. Vanity style sink unit with mixer taps. Low flush W/C. Heated chrome towel rail. Tiled flooring. Tiled walls. Recessed spotlights.

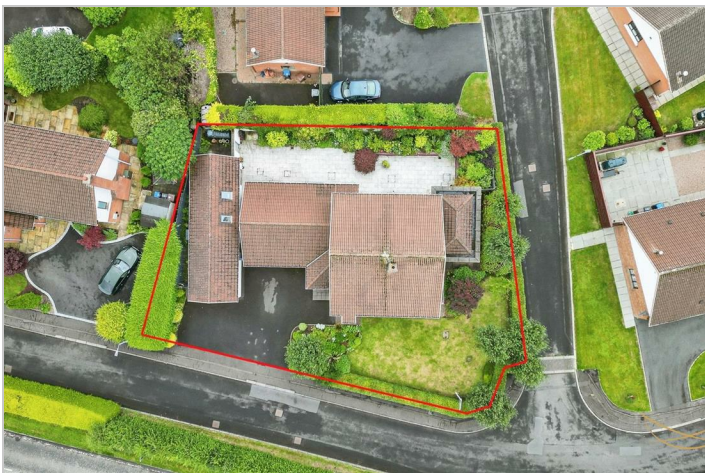
## OUTSIDE

Corner site with wrap around gardens, laid in lawns bordered with mature shrubbery and flowerbeds. Fully enclosed rear garden with raised flowerbeds with mature shrubbery. Rear paving. Outdoor lighting. Outdoor tap. Private driveway with tarmac finish for multiple vehicles.

## GARAGE

14'1" x 39'5" (4.29m x 12.01m)

Light and power. Up and over door. Workshop. Belfast sink. Grant boiler.



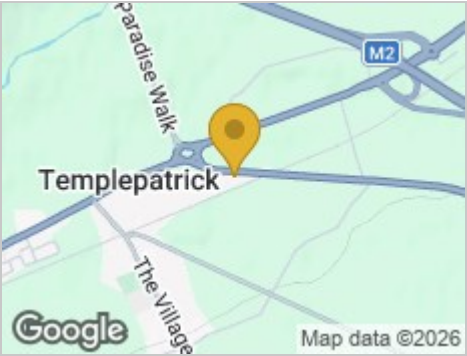
Road Map



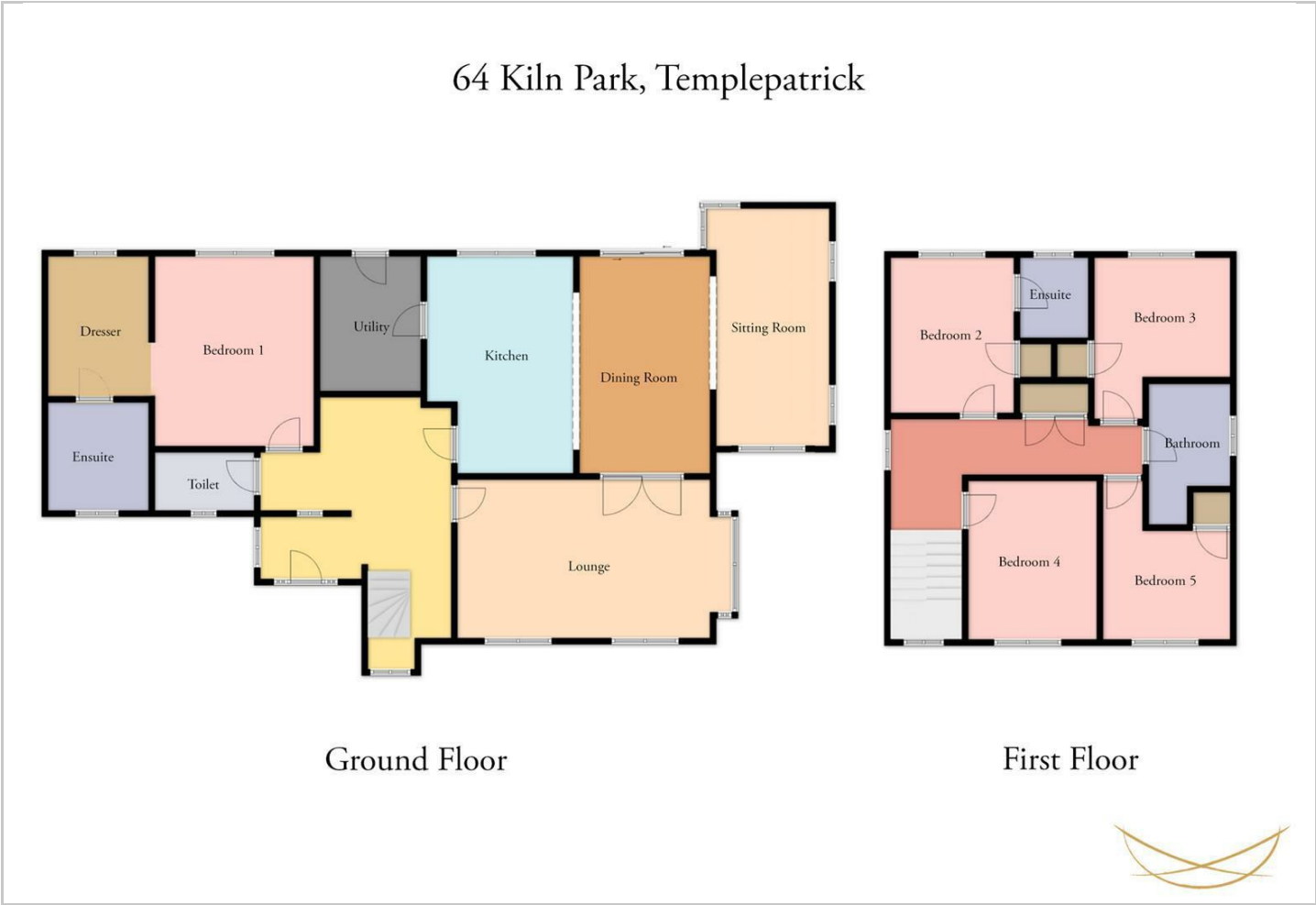
Hybrid Map



Terrain Map



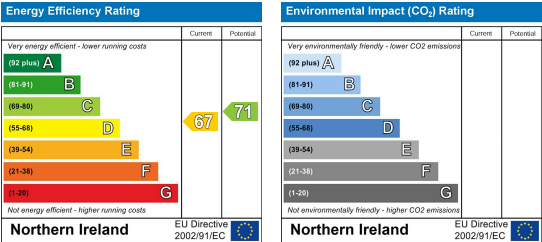
Floor Plan



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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