NEST
ESTATE AGENTS

# FOR SALE

## 3 Victoria Close

Ballyclare, BT39 9YN

3 2 2 C

Offers over £259,950

Nestled within a quiet and highly sought-after residential development in Ballyclare, this attractive detached home occupies a generous corner site, offering excellent outdoor space and well-presented accommodation ideally suited to families, first-time buyers, and those seeking a convenient yet peaceful setting.

The ground floor features two spacious reception rooms, providing flexible living space for both relaxation and entertaining. At the heart of the home is a contemporary open-plan kitchen with an informal dining area, creating the perfect hub for modern family living. A separate utility room adds further practicality, while a convenient downstairs WC enhances everyday convenience.

Upstairs, the property offers three well-proportioned bedrooms and a spacious family bathroom, providing comfortable accommodation for a growing family, home working requirements, or visiting guests.

Externally, the property benefits from its impressive corner position with generous front, side, and rear gardens. The private rear garden features a paved patio area and raised decking, creating an excellent outdoor space for relaxing, dining, and entertaining throughout the year. A particular feature of the property is the substantial detached one-and-a-half garage, offering excellent storage, workshop potential, or secure parking for vehicles and recreational equipment.

Ideally located within walking distance of local shops, amenities, and leisure facilities, the property also enjoys close proximity to a range of highly regarded primary and secondary schools. For commuters, excellent road networks and public transport links provide easy access to Belfast city centre and surrounding areas.

Combining spacious accommodation, a large corner site, exceptional outdoor space, a substantial detached garage, and a highly convenient location, 3 Victoria Close presents a fantastic opportunity to acquire a superb family home in one of Ballyclare's most desirable residential areas. Early viewing is highly recommended

HALLWAY 6'5 x 14'1 (1.96m x 4.29m)
Composite front door with feature glazed insets and side panels. Laminate wood effect flooring. Recessed spotlights.

TOILET 3'9 x 5'1 (1.14m x 1.55m)
White suite comprising low flush W/C. Vanity style sink unit with mixer taps. Tiled splashback. Tiled flooring.

SITTING ROOM 10'4 x 12'8 (3.15m x 3.86m)
Laminate wood effect flooring. Recessed spotlights.

LIVING ROOM 11'9 x 20'4 (3.58m x 6.20m)
Feature multi fuel burning stove. Tiled inset and contrasting hearth. Beam mantle. Laminate wood effect flooring. Cornice ceiling.

FITTED KITCHEN 19'2 x 11'8 (5.84m x 3.56m)
Range of high and low level units with contrasting formica worktops. 1.5 bowl stainless steel sink unit with drainer and mixer taps. Space for range style cooker. Integrated stainless steel extractor fan. Space for fridge freezer. Tiled flooring. Tiled splashback. Recessed spotlights. Vertical feature radiator.

UTILITY 5'2 x 7'5 (1.57m x 2.26m)
Range of high and low level units with contrasting formica worktops. Space for washing machine. Space for tumble dryer.

BEDROOM 1 13' x 10'5 (3.96m x 3.18m)
Laminate wood effect flooring.

BEDROOM 2 11'9 x 9'10 (3.58m x 3.00m)
Laminate wood effect flooring.

BEDROOM 3 11'9 x 8'8 (3.58m x 2.64m)
Laminate wood effect flooring. Built in sliderobes.

LANDING 6'5 x 7'2 (1.96m x 2.18m)
Access to storage.

STORAGE 4'3 x 3'3 (1.30m x 0.99m)

BATHROOM 17'4 x 6'11 (5.28m x 2.11m)
White suite free standing slipper bath with mixer taps and hand held shower. Fully enclosed shower unit. Vanity style sink unit with mixer taps. Heated chrome towel rail. Tiled flooring. Tiled splashback. Velux window. Recessed spotlights.

GARAGE 22'3 x 15' (6.78m x 4.57m)
Up and over garage door. Light and power.

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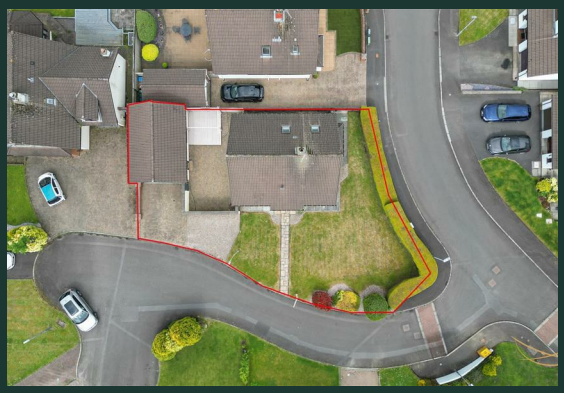
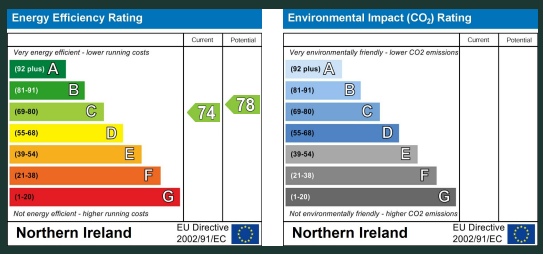
Do you need a mortgage to finance the property? Contact Smart Mortgages on 02893 438092.



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