



12b Huntingdale

Ballyclare, BT39 9XB

Offers over £279,950



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Nest Estate Agents are delighted to bring to the market this beautifully presented detached family home, ideally situated within the popular and well-established Huntingdale development in Ballyclare.

Bright, modern and finished to a high standard throughout, this impressive property offers four well-proportioned bedrooms, with the master bedroom benefiting from an ensuite shower room, making it an ideal home for a growing family. The ground floor provides excellent living accommodation, including two reception rooms, a modern kitchen with informal dining area, separate utility area and convenient downstairs W.C. A modern white family bathroom suite completes the first floor accommodation.

Externally, the property benefits from wrap-around gardens, with the enclosed rear garden providing a private and attractive outdoor space, complete with a feature paved seating area – perfect for relaxing or entertaining during the warmer months.

Huntingdale is a highly regarded and sought-after development, particularly popular with families due to its excellent location and convenient access to local amenities and schools. The property is within walking distance of Ballyclare Secondary School, Ballyclare Primary School and local nursery provision, while Ballyclare town centre is also close by, offering a range of shops, cafés, restaurants and everyday amenities. Excellent public transport links further enhance the appeal of this fantastic family home.

An early viewing is highly recommended to fully appreciate the spacious accommodation, modern presentation and excellent location this property has to offer.

HALLWAY

17'17" x 7'1" (5.18m x 2.16m)

uPVC front door with feature glazed insets and side panels. Tiled flooring. Recessed spotlights.

LIVING ROOM

11'11" x 16'5" (3.63m x 5.00m)

Feature multi fuel burning stove with tiled inset and hearth. Ornate surround and mantle. Laminate wood flooring. Cornice ceiling.

DINING ROOM

14'10" x 11'11" (4.52m x 3.63m)

Laminate wood flooring. Cornice ceiling.

FITTED KITCHEN

12'6" x 11'6" (3.81m x 3.51m)

Range of high and low level units with contrasting formica worktops. Stainless steel 1.5 bowl sink unit with drainer and mixer taps. Space for range style cooker. Stainless steel extractor fan. Space for american style fridge freezer. Tiled flooring.

UTILITY

11'6" x 6'6" (3.51m x 1.98m)

Plumbed for dishwasher/ washing machine.

TOILET

6'7" x 2'8" (2.01m x 0.81m)

Grey suite comprising W/C. Vanity style sink unit with mixer taps. Tiled flooring. Tiled splashback.

FIRST FLOOR

BEDROOM 1

13'9" x 10'3" (4.19m x 3.12m)

Laminate wood flooring.

ENSUITE

5'8" x 5'9" (1.73m x 1.75m)

Whites suite comprising fully enclosed shower unit. Semi pedestal wash hand basin with mixer taps. Low flush W/C. Heated chrome towel rail. Tiled flooring. Tiled splashback.

STORAGE

2'10" x 5'9" (0.86m x 1.75m)

Tel: 02893438090

BEDROOM 2

13'3" x 11' (4.04m x 3.35m)

Laminate wood flooring.

BEDROOM 3

13'2" x 10'4" (4.01m x 3.15m)

Laminate wood flooring.

BEDROOM 4

11'7" x 9'1" (3.53m x 2.77m)

Laminate wood flooring.

BATHROOM

9'7" x 13'2" (2.92m x 4.01m)

White suite comprising freestanding bath with mixer taps and handheld shower. Partially enclosed shower unit. Vanity style sink unit. Low flush W.C. Heated chrome towel rail. Tiled flooring. Tiled splashback. Recessed spotlights.

LANDING

25'1" x 5'10" (7.65m x 1.78m)

Access to storage. Access to roofspace, Recessed spotlights.

STORAGE

5'11" x 6'5" (1.80m x 1.96m)

OUTSIDE

Fully enclosed rear garden with mature shrubbery and raised flower beds. Paved seating area. Outdoor tap. Outdoor lighting.

Side and front garden with laid in lawn bordered by mature shrubbery.

Tarmac finished driveway for multiple vehicles

GARAGE

19'2" x 11'4" (5.84m x 3.45m)

Light and power. Up and over garage door.

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

Our agents are always on hand to answer any property queries and provide a friendly service, thinking about selling your home? We provide free, no obligation valuations - contact us via email hello@nestestateagents.com or telephone 028 9343 8090.



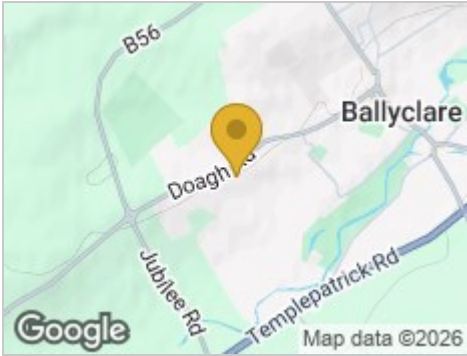
Road Map



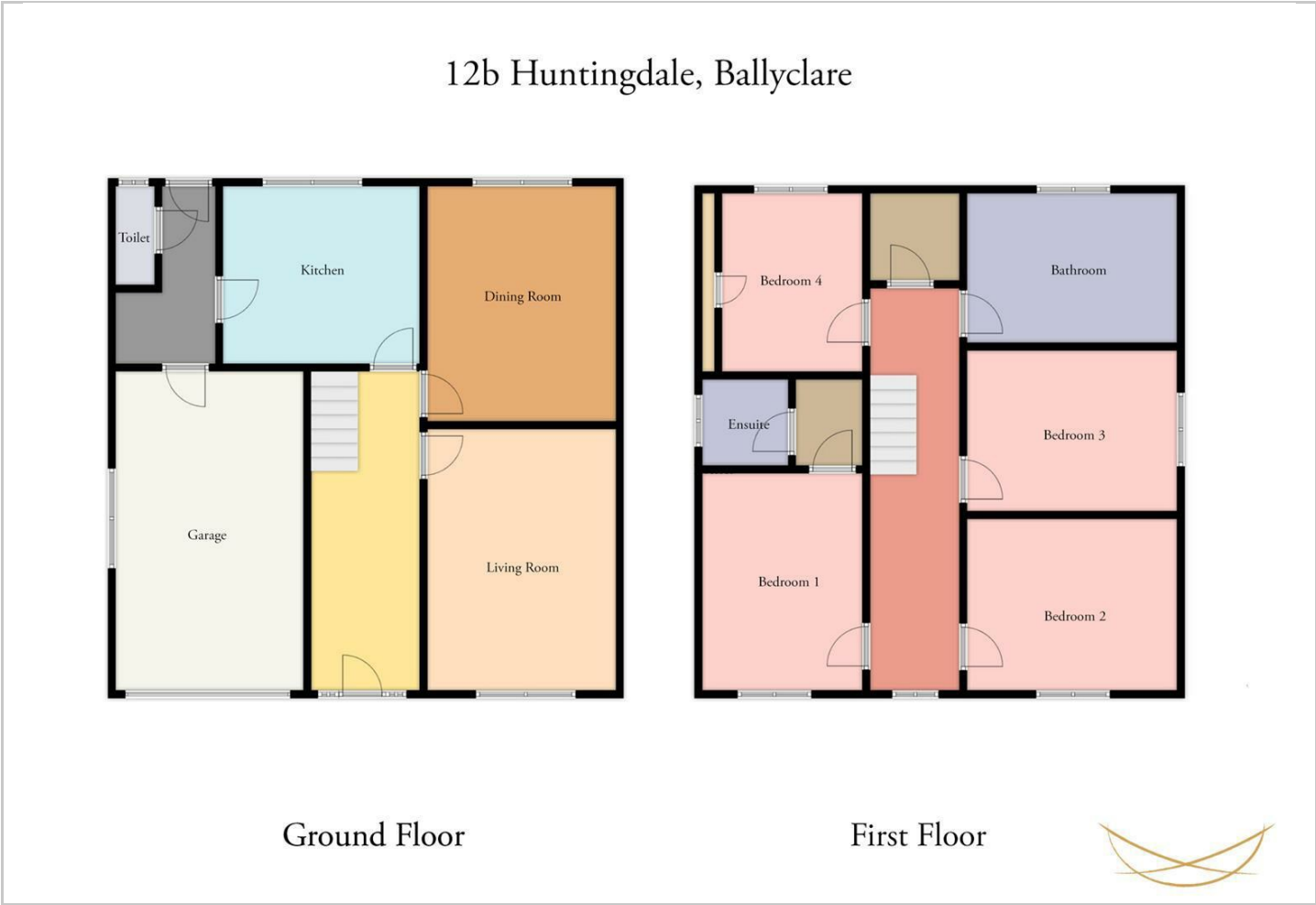
Hybrid Map



Terrain Map



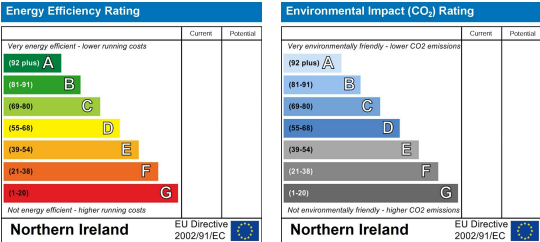
Floor Plan



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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