NEST
ESTATE AGENTS

9 Highgrove Green

Carrickfergus, BT38 9UB

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Offers over £224,950

Nest Estate Agents are delighted to bring to the market this beautifully presented semi-detached property, situated just off the Marshallstown Road in Carrickfergus. Built in 2016, this modern home offers well-planned accommodation with a contemporary finish throughout and is ideally suited to first-time buyers, young couples or growing families.

The property is conveniently located within close proximity to a range of local amenities, schools, parks and public transport links, making it an excellent choice for those looking for a well-connected and convenient place to call home.

Internally, the property offers three well-proportioned bedrooms, including a principal bedroom with ensuite, a spacious lounge and a modern shaker-style kitchen with informal dining area. A convenient downstairs WC and modern family bathroom suite further complement the accommodation.

Externally, the property benefits from front and rear gardens, with the rear garden providing an excellent space for outdoor entertaining and relaxation, featuring a raised decking area and attractive feature paving.

Combining modern living, practical accommodation and appealing outdoor space, 9 Highgrove Green is an excellent home that is ready to move into and enjoy.

HALLWAY 23'5 x 4'0 (7.14m x 1.22m)
uPVC front door with feature glazed insets and overhead panel. Laminate flooring.

LIVING ROOM 13'5 x 13'5 (4.09m x 4.09m)
White suite comprising low flush W/C. Pedestal wash hand basin with mixer taps. Tiled flooring. Tiled splashback.

FITTED KITCHEN 12'7 x 14'0 (3.84m x 4.27m)
Range of high and low level units with contrasting worktops and matching upstand. Composite sink unit with drainer and mixer taps. Integrated electric oven. Integrated electric hob. Integrated stainless steel extractor fan. Integrated dishwasher. Tiled flooring. Patio doors to rear garden. Access to storage.

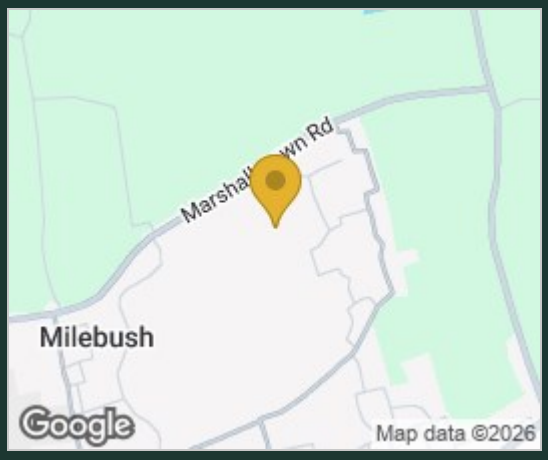
STORAGE 8'5" x 3'2" (2.57m x 0.97m)

TOILET 7'10" x 4'0" (2.39m x 1.22m)
White suite suite comprising low flush W/C. Pedestal wash hand basin with mixer taps. Tiled flooring. Tiled splashback.

FIRST FLOOR

BEDROOM 1 10'5" x 14'2" (3.20m x 4.32m)

ENSUITE 5'6" x 6'3" (1.70m x 1.93m)
White suite comprising corner rainfall shower unit. Vanity style sink unit with mixer taps. Low flush W/C. Heated chrome towel rail. Tiled floors. Tiled splashback.



BEDROOM 2 13'6" x 8'7" (4.14m x 2.64m)

BEDROOM 3 9'8" x 7'10" (2.97m x 2.41m)

BATHROOM 6'0" x 9'8" (1.83m x 2.97m)
White suite comprising paneled bath with mixer taps and overhead shower. Semi pedestal wash hand basin with mixer taps. Low flush W/C. Tiled splashback. Tiled flooring.

LANDING 6'0" x 11'3" (1.83m x 3.43m)
Access to storage.

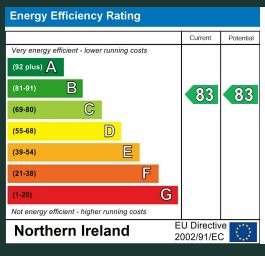
STORAGE 2'7" x 2'3" (0.81m x 0.71m)

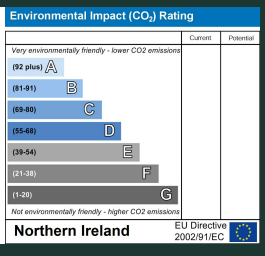
OUTSIDE
Front laid in lawns.

Rear artificial grass. Feature paving. Raised decking area with pergola. Raised vegetable patch area. Outdoor tap. Outdoor light.

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 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.





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