



7 Mulberry Grange

Newtownabbey, BT37 0GR



Offers over £299,950



We are delighted to present this stunning four-bedroom detached home, ideally situated on a generous site within the highly sought-after Mulberry Grange development, part of the exclusive Brambles area just off the Old Carrick Road. This beautifully maintained property exudes quality and charm throughout, offering spacious and flexible accommodation that will appeal to a wide range of buyers.

Internally, the home features a bright and welcoming family lounge, an open-plan kitchen and dining area, a convenient downstairs w/c, an integral garage, and four well-proportioned bedrooms on the first floor, including a master with ensuite, along with a stylish family bathroom. Externally, the property boasts a large front garden, ample off-street parking via a brick driveway, a landscaped rear garden complete with lawn, paved area, and a raised decking space perfect for entertaining.

Early viewing is highly recommended as properties in this desirable location rarely stay on the market for long. Contact Nest on 028 9343 8090 to arrange a viewing.

HALLWAY 7'11" x 14'2" (2.41m x 4.32m)
Hardwood front door with feature glazed inset. Tiled flooring.

DOWNSTAIRS W/C 2'8" x 5'10" (0.81m x 1.78m)
White suite comprising low flush W/C. Vanity style sink unit with mixer taps. Tiled flooring. Tiled splashback.

LIVING ROOM 13'11" x 21'7" (4.24m x 6.58m)
Feature open fire with ornate surround. Tiled hearth with contrasting surround and mantle. Hardwood flooring.

KITCHEN / DINING 22'2" x 14'3" (6.76m x 4.34m)
Range of high and low level units with formica contrasting formica worktops. Belfast sink with mixer taps. Feature island with granite worktop. Space for range style cooker. Integrated extractor fan. Tiled splashback. Tiled flooring. Access to rear. Recessed spotlights.

GARAGE 19'8" x 9'8" (5.99m x 2.95m)
Up and over door. Light and power.

BEDROOM 1 13'2" x 11'11" (4.01m x 3.63m)

ENSUITE 7'10" x 2'10" (2.39m x 0.86m)
White suite comprising fully enclosed shower unit. Low flush W/C. Vanity style sink unit mixer taps. uPVC wall cladding. Tiled flooring. Heated chrome towel rail.

BEDROOM 2 13'2" x 10'1" (4.01m x 3.07m)
Laminate wood effect flooring.

BEDROOM 3 12'3" x 8'4" (3.73m x 2.54m)

BEDROOM 4 12'3" x 7'2" (3.73m x 2.18m)

BATHROOM 8'11" x 6'1" (2.72m x 1.85m)
White suite comprising paneled bath with mixer taps and hand held shower. Low flush W/C. Pedestal wash hand basin with mixer taps. Tiled flooring. Tiled splashback. Recessed spotlights.

LANDING 13'1" x 6'2" (3.99m x 1.88m)
Access to storage. Access to roofspace.

STORAGE 3'4" x 3'3" (1.02m x 0.99m)

OUTSIDE
Enclosed rear garden with laid in lawns bordered by feature stone work and flower beds. Raised sheltered decking. Outdoor tap. Outdoor lighting.

Front laid in lawns bordered by mature shrubbery. Paved driveway for multiple cars.

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 Nest 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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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