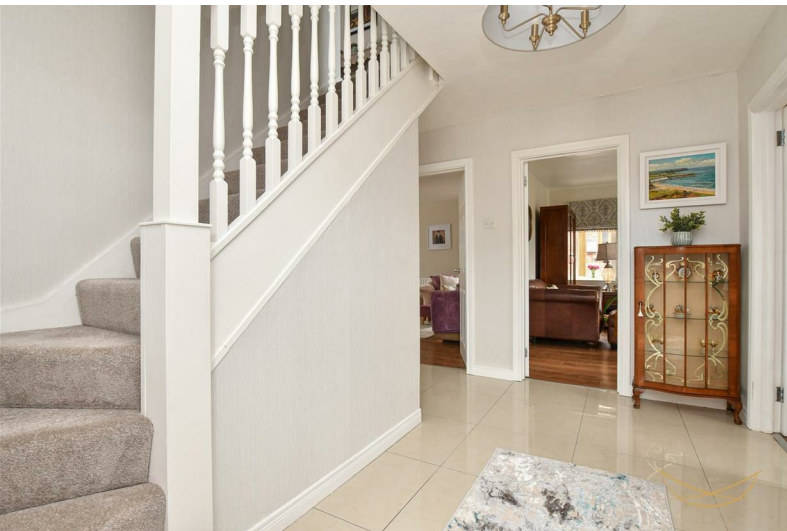




## 78 Huntingdale Grange

Ballyclare, BT39 9XY

Offers over £274,950



# 78 Huntingdale Grange

Ballyclare, BT39 9XY

Offers over £274,950



Positioned within the highly sought-after Huntingdale development just off the Doagh Road in Ballyclare, 78 Huntingdale Grange is an immaculately presented detached family home offering spacious and versatile accommodation throughout. Within walking distance to local schools, shops and everyday amenities, this beautifully maintained property is perfectly suited to modern family living.

Finished to an exceptional standard and truly walk-in ready, the home boasts three generous reception rooms, three well-proportioned bedrooms and excellent storage throughout, with the flexibility to configure one of the downstairs reception rooms as an additional bedroom if desired. The contemporary fitted kitchen is complemented by a separate utility room and convenient downstairs W/C.

Occupying an elevated site, the property enjoys large, beautifully maintained gardens together with a rear paved seating area ideal for outdoor entertaining and relaxing. Further benefits include an integral single garage and ample family living space in a highly desirable residential location.

## HALLWAY

12'4 x 9'2 (3.76m x 2.79m)

Composite front door with glazed insets. Ceramic tiled flooring. Access to storage.

## STORAGE

2'11 x 6'2 (0.89m x 1.88m)

## LIVING ROOM

19'5 x 12'9 (5.92m x 3.89m)

Feature multi fuel burning stove.. Composite stone fire surround. Tiled inset and hearth. Laminate wood effect flooring.

## DINING ROOM

18'9 x 12'9 (5.72m x 3.89m)

Laminate wood effect flooring.

## BEDROOM 4/ STUDY

12'4 x 9'8 (3.66m 1.22m x 2.95m)

Laminate wood effect flooring.

## FITTED KITCHEN

15'8 x 12'4 (4.78m x 3.66m 1.22m)

'Second Nature' solid wood kitchen with range of high and low level units. Contrasting composite stone worktops with matching upstand. Space for range style cooker. Integrated stainless steel extractor fan. Integrated dishwasher. Stainless steel 1.5 bowl sink unit with drainer and mixer taps. Tiled flooring.

## UTILITY

4'6 x 5'6 (1.37m x 1.68m)

Plumbed for washing machine. Tiled flooring. Access to rear garden.

## TOILET

4'6 x 3'10 (1.37m x 1.17m)

White suite comprising low flush W/C. Vanity style sink unit with mixer taps. Tiled flooring. Partially tiled walls.

## GARAGE

9'10 x 16'3 (3.00m x 4.88m 0.91m)

Man up and over door.

## BEDROOM 1

15' x 9'9 (4.57m x 2.97m)

## BEDROOM 2

12'11 x 12'5 (3.94m x 3.78m)

Laminate wood effect flooring. Eave storage.

Tel: 02893438090

### BEDROOM 3

12' 11 x 10'9 (3.66m x 3.35m x 3.28m)

Eave storage.

### BATHROOM

6'1 x 11'5 (1.85m x 3.48m)

White suite comprising free standing bath with mixer taps and hand held shower. Vanity style sink unit with mixer taps. Low flush W/C. Mains waterfall shower unit. Heated chrome towel rail. Tiled flooring. Tiled walls.

### LANDING

13'4 x 2'11 & 12' 6 x 3'3 (4.06m x 0.89m & 3.66m x 1.83m x 0.99m)

Access to storage. Access to roofspace.

### STORAGE

5'9 x 2'9 (1.75m x 0.84m)

### STORAGE

6'9 x 12' 5 (2.06m x 3.66m 1.52m)

### GARDEN

Front and rear laid in lawns bordered by feature paving. Outdoor tap. Outdoor lighting. Tarmac finished 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 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](mailto:hello@nestestateagents.com) or telephone 028 9343 8090.



### Road Map



### Hybrid Map

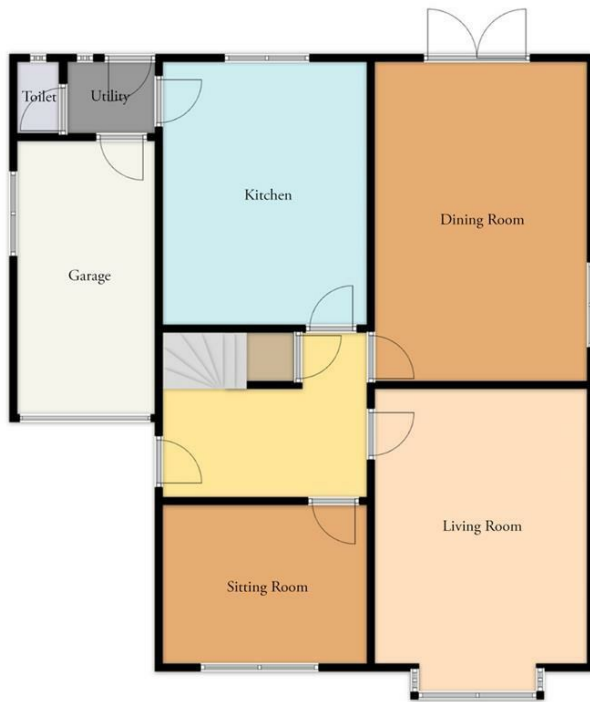


### Terrain Map



### Floor Plan

## 78 Huntingdale Grange, Ballyclare



Ground Floor

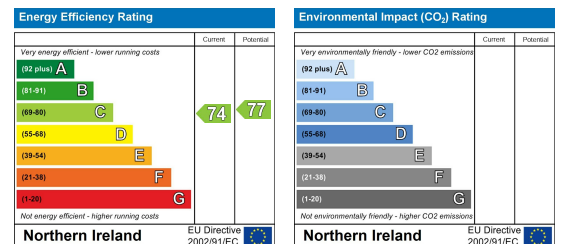


First Floor

### 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.