



22 Brook Meadow

Doagh, Ballyclare, BT39 0QF

Offers over £359,950



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A rare opportunity to purchase a spacious detached family home within the well-established and highly sought-after Brook Meadow development in Doagh, located on the edge of Ballyclare.

22 Brook Meadow offers generous and flexible accommodation ideal for modern family living, comprising four well-proportioned bedrooms, three reception rooms and a bright sunroom. The property further benefits from a practical utility room, downstairs W.C., an ensuite shower room to the principal bedroom and a four-piece family bathroom.

Externally, the home is equally impressive. The beautifully maintained front and rear gardens provide a wonderful outdoor space, while raised decking to the rear enjoys a tranquil outlook over the river, creating a peaceful setting rarely found within a residential development. Secure steps lead to the lower garden area, making the most of this stunning backdrop.

Additional features include an integral single garage and excellent overall space both inside and out, making this the perfect family home.

Properties within Brook Meadow rarely come to the market and, given the accommodation and unique setting on offer, this home is sure to attract strong interest.

HALLWAY

12'3 x 6'1 (3.73m x 1.85m)

uPVC front door with glazed inset and glazed side panels. Ceramic tiled flooring. Cornice ceiling.

DINING ROOM

12'2 x 9'7 (3.71m x 2.92m)

Solid wood flooring. Cornice ceiling.

LOUNGE

11'8 x 13'10 (3.56m x 4.22m)

Solid wood flooring. Feature gas fire with stone surround with matching mantle and hearth. Cornice ceiling.

FAMILY ROOM

12 x 11'8 (3.66m x 3.56m)

Feature multi fuel burning stove with tiled slate hearth. Sliding doors leading to conservatory. Cornice ceiling.

SUNROOM

11'5 x 10'1 (3.48m x 3.07m)

Feature vaulted ceiling with two Velux windows. Ceramic tiled flooring. Vertical radiators. Double patio doors leading to porcelain tiles patio and rear garden.

FITTED KITCHEN

8'9 x 16'2 (2.67m x 4.93m)

Range of high and low level units with contrasting marble worktops with matching upstand. 1.5 stainless steel sink unit with drainer and mixer taps. Under counter fridge. Pull out larder. Space for range master style cooker. Wine rack display. Tiled splashback. Tiled flooring. Recessed spotlights.

REAR HALL

5'9 x 4'9 (1.75m x 1.45m)

Tiled flooring.

TOILET

3'8 x 4'9 (1.12m x 1.45m)

White suite comprising low flush W/C. Semi pedestal wash hand basin with mixer taps. Tiled flooring. Tiled splashback.

UTILITY

8'3 x 9 (2.51m x 2.74m)

Range of high and low level units with contrasting formica worktops. Stainless steel sink unit with drainer and mixer taps. Space for dishwasher. Space for washing machine. Space for tumble dryer. Tiled splashback. Tiled flooring.

GARAGE

16'1 x 9'10 (4.90m x 3.00m)

Power and light. Roller door.

FIRST FLOOR

BEDROOM 1

15'7 x 11'8 (4.75m x 3.56m)

Laminate wood flooring. Built in wardrobes.

ENSUITE

7'6 x 6'1 (2.29m x 1.85m)

White suite comprising fully enclosed Mira sport shower. Sink unit with mixer taps. Low flush W/C. Tiled flooring. Tiled splashback. Recessed spotlights. Extractor fan.

BEDROOM 2

12'6 x 9'7 (3.81m x 2.92m)

Laminate wood effect flooring. Built in sliderobes.

BEDROOM 3

11'8 x 9'10 (3.56m x 3.00m)

Laminate wood effect flooring.

BEDROOM 4

10'5 x 10'2 (3.18m x 3.10m)

Laminate wood effect flooring.

BATHROOM

10'4 x 8'4 (3.15m x 2.54m)

White four piece suite comprising free standing roll top bath

with mixer taps. Fully enclosed mains shower. Semi pedestal wash hand basin with mixer taps. Low flush W/C. Heated chrome towel rail. Tiled flooring. Tiled walls. Recessed spotlights. Velux window. Extractor fan.

LANDING

19'6 x 14'11 (5.94m x 4.55m)

Cornice ceiling. Access to storage. Access to roofspace.

STORAGE

6'5 x 2'8 (1.96m x 0.81m)

OUTSIDE

Rear enclosed garden with secure access to river. Laid in lawns bordered by flower beds and mature shrubbery. Raised decking overlooking the river. Feature Tobermore paving. Outdoor lighting. Outdoor tap.

Front laid in lawn bordered by flower beds and mature shrubbery. Tobermore paved driveway.

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.



Road Map



Hybrid Map



Terrain Map



Floor Plan

22 Brook Meadow, Ballyclare



Ground Floor



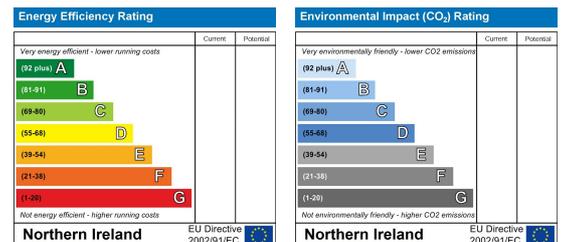
First Floor



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



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