NEST
ESTATE AGENTS

FOR SALE

6 Highgrove Drive

Ballyclare, BT39 9XH

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Offers over £289,000

Welcome to 6 Highgrove Drive, Ballyclare – a beautifully maintained four bedroom detached bungalow set within a highly sought after and well established residential development. Ideally located within walking distance of local schools and the town's many amenities, this home offers both convenience and a peaceful setting.

Perfect for those wishing to downsize without compromising on space, or for growing families seeking flexible accommodation, the property provides bright and well proportioned living throughout. Internally, the home boasts two spacious reception rooms, a fitted kitchen, and a four piece bathroom suite, all thoughtfully arranged for comfortable everyday living.

Occupying a generous site, the property further benefits from an integral garage and attractive outdoor space, making it an exceptional opportunity within this popular Ballyclare address.

HALLWAY 8'2 x 25'9 (2.49m x 7.85m)
uPVC front door with feature glazed inset and side panels. Laminate wood effect flooring. Cornice ceiling. Access to storage.

STORAGE 2'11 x 3'8 (0.89m x 1.12m)

LIVING ROOM 12 x 15'11 (3.66m x 4.85m)
Feature open fire with tiled surround and matching hearth, contrasting wood mantle.

FITTED KITCHEN 11'5 x 12'10 (3.48m x 3.91m)
Range of high and low level units with contrasting formica worktops. Integrated eye level oven and grill. Integrated electric hob. Integrated extractor fan. Space for a fridge freezer. Space for dishwasher. Stainless steel 1.5 sink bowl unit with drainer and mixer taps. Breakfast bar area. Tiled splashback. Laminate wood effect flooring.

UTILITY 9'11 x 9'10 (3.02m x 3.00m)
Space for washing machine. Stainless steel sink unit with drainer and mixer taps. Tiled flooring. Access to storage. Access to rear garden.

STORAGE 6'1 x 2 (1.85m x 0.61m)

TOILET 2'6 x 4'9 (0.76m x 1.45m)
Low flush W/C. Tiled flooring.

DINING ROOM 10'5 x 9'6 (3.18m x 2.90m)
Laminate wood effect flooring.

BATHROOM 10 x 8'1 (3.05m x 2.46m)
White suite comprising tiled bath with mixer taps. Pedestal wash hand basin with mixer taps. Low flush W/C. Fully enclosed mains shower. Tiled walls.

BEDROOM 1 12'10 x 11'9 (3.91m x 3.58m)
Laminate wood effect flooring.

BEDROOM 2 12'10 x 11'4 (3.91m x 3.45m)

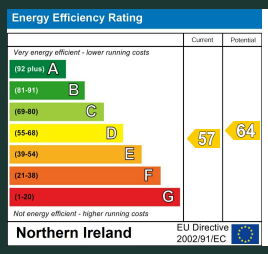
BEDROOM 3 13'3 x 9'10 (4.04m x 3.00m)

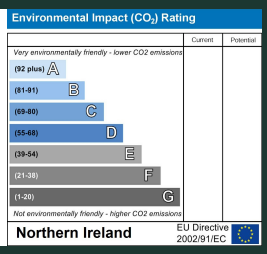
STORAGE 5 x 2'8 (1.52m x 0.81m)

BEDROOM 4 8'8 x 8'7 (2.64m x 2.62m)

OUTSIDE
Front and rear laid in lawn bordered by mature shrubbery. Flower beds. Feature paving and stonework. Outdoor tap. Outdoor lighting.

GARAGE 19'2 x 9'11 (5.84m x 3.02m)
Light and power. Insulated electric powered roller door with remote control access.





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