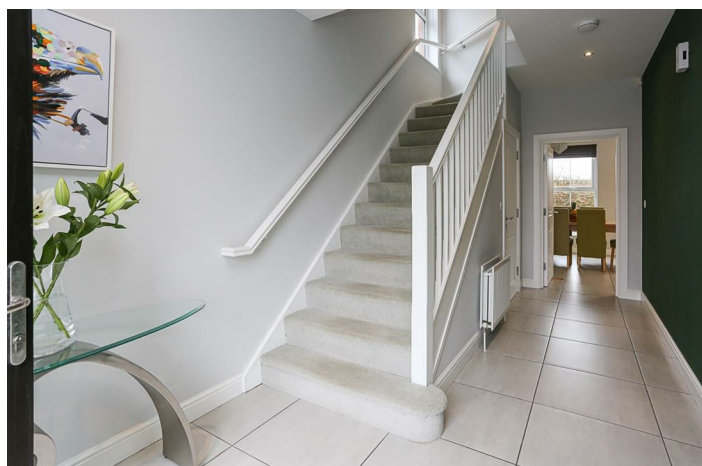
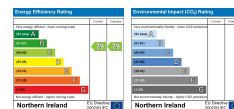




7 Readers Drive
Ballyclare, BT39 9FH

Offers in excess of
£249,950



7 Readers Drive

, Ballyclare, BT39 9FH

Offers in excess of £249,950



An immaculately presented semi-detached villa extending to circa 2400 square feet offering generous living quarters laid out over three storeys. Nestled within the highly regarded 'Readers Park' development in Ballyclare this exceptional home boasts the highest quality of fixtures and fittings throughout.

Internally the dwelling comprises of an entrance hallway, furnished cloakroom, two receptions (lounge with bar area and separate study), four double bedrooms (primary with deluxe en suite shower room) and two family bathrooms. Outside there is a private driveway finished in tarmac and an enclosed rear garden laid out with synthetic grass and a generous patio area.

The property further benefits from gas fired central heating and full pvc double glazing.

Readers Drive is conveniently located next to the recently constructed 'Jubilee Relief Road' offering ease of access in and out of the town. It is close to many leading shops and amenities including Ballyclare Leisure Centre, Ballyclare Group Practice and Asda. There are also highly regarded primary and secondary schools just minutes from the front door. Public transport links are also close by with the nearest bus stop situated at the entrance to the development.

Properties of such high specification are in short

supply and early viewing is encouraged to fully appreciate this absolute gem of a home.

Contact Rea Estates now for further details or to arrange an appointment to view.

Ground Floor

Entrance Hallway

Composite front door with multipoint lock and door viewer, tiled flooring, double panelled radiator, thermostat control, recessed lighting, stairs leading to first floor

Furnished Cloakroom

Low flush WC, wall mounted wash hand basin, tiled flooring, panelled radiator

Family Room 19'10" x 14'0" (6.05m x 4.27m)

Into bay, attractive solid fuel fireplace suite, double panelled radiator

Kitchen 14'2" x 22'4" (4.33m x 6.82m)

Superbly fitted kitchen with a wide range of high and low level units, ample counter space and a 10ft island with integrated bowl and a half sink and breakfast bar area, integrated double oven and microwave, integrated gas hob with extractor hood, integrated fridge and under counter freezer, integrated washing machine, dishwasher and tumble dryer, double patio doors leading to rear garden, under stair storage housing gas boiler, tiled flooring, recessed lighting, double panelled radiator

First Floor

Landing

Enclosed storage cupboard, recessed lighting, double panelled radiator

Lounge 20'7" x 13'3" (6.28m x 4.05m)

Into bay, bar area with sink, dishwasher and wine cooler, recessed lighting, double panelled radiator, leading to:

Study 8'5" x 7'11" (2.57m x 2.42m)

Double panelled radiator

Family Bathroom

Luxury four piece family bathroom suite including low flush WC, wall mounted wash hand basin, panelled bath and free standing shower, tiled flooring, heated towel rail, recessed lighting

Bedroom 12'1" x 13'5" (3.70m x 4.10m)

Double panelled radiator

Second Floor

Landing

Access to floored loft via pull-down ladder, enclosed storage cupboard, double panelled radiator, recessed lighting

Bathroom

Luxury three piece bathroom suite including low flush WC, wall mounted wash hand basin and free standing shower, tiled flooring, heated towel rail, recessed lighting, extractor fan

Principal Bedroom

Enjoying countryside views, double panelled radiator

Deluxe En Suite Shower Room

Low flush WC, wall mounted wash hand basin and free standing shower, tiled flooring, heated towel rail recessed lighting, extractor fan

Bedroom 3 12'2" x 10'11" (3.72m x 3.34m)

Double panelled radiator

Bedroom 4 12'2" x 10'11" (3.72m x 3.35m)

Overlooking rear garden, double panelled radiator

Outside

Private driveway area finished in tarmac, enclosed rear garden laid out with synthetic grass, generous patio area, exterior lighting, water tap



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor



VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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.