



This beautifully presented detached home was built in 2015 and is located in a quiet cul-de-sac position within this popular development. Within a five minute drive from the M2 this is the perfect spot for those seeking a short commute home from Belfast with a semi-rural feel and is only a fifteen minute drive from Belfast International Airport.

The property has been extended in 2020 and beautifully presented throughout. The accommodation comprises: living room, separate family room/play room, modern fully fitted kitchen open to ample dining area with mature outlook to Knockagh Monument. To the first floor there are three good-sized bedrooms and bathroom with white suite. Of particular note is the principal bedroom with ensuite and stairs to bespoke walk-in dressing room. The property also benefits from oil fired central heating, driveway parking and additional tarmac area ideal for off-street parking or play area.

Offers Over
£299,950

9B Berry Drive,
NEWTOWNABBEY,
BT37 0FY

Viewing by
appointment
through agent
028 9066 3030



- Beautifully presented extended detached home
- Situated in quiet cul-de-sac position
- Living room with cast iron wood burning stove & French doors to rear garden
- Separate family/play room
- Modern fully fitted kitchen open to ample dining/sun room
- Sun room with mature outlook over countryside to Knockagh Monument & sliding doors to garden
- Utility Room
- Ground floor wc
- Three bedrooms, Principal with ensuite and stairs to bespoke walk-in dressing room
- Bathroom with white suite
- Oil fired central heating/uPVC double glazing
- Driveway with ample parking, additional tarmac area ideal for storage or off street parking
- Private landscaped rear garden with beautiful views across countryside to Knockagh Monument
- Only a short drive from M2 Motorway, shops and restaurants

The Property Comprises:

Ground Floor

Composite hardwood front door with glazed inset to:

RECEPTION HALL: Ceramic tiled floor with mat well.



DOWNSTAIRS W.C.: White suite comprising low flush wc, floating wash hand basin, chrome mixer taps. Ceramic tiled floor, extractor fan.

FAMILY/PLAY ROOM: 10' 5" x 9' 4" (3.18m x 2.84m) Outlook to front.



LIVING ROOM: 13' 10" x 13' 0" (4.22m x 3.96m) Marble surround fireplace, cast iron wood burning stove with red brick recess and slate hearth. uPVC double glazed French doors to rear garden with beautiful mature outlook over countryside.



KITCHEN/LIVING/DINING: 29' 8" x 10' 7" (9.04m x 3.23m) Modern fully fitted kitchen with excellent range of high and low level units, granite worktops, single drainer stainless steel sink unit with mixer taps. Built-in oven, four ring gas hob with extractor fan and canopy above, integrated fridge and freezer, integrated dishwasher, porcelain tiled floor, low voltage spotlights. Built-in breakfast bar, built-in glazed display unit. Open to ample dining and living space with bespoke built in window seat and storage providing excellent views across countryside to Knockagh Monument. Velux window, dual aspect windows, both with electric blinds, uPVC double glazed sliding doors to rear garden.



Access to:

UTILITY ROOM: Range of high and low level units with single drainer sink unit with mixer taps. Plumbed for fridge and washing machine, vented for tumble dryer. PVC access door to Tobermore paved side yard and gated to front. Velux window.



First Floor

LANDING: Airing cupboard with built-in shelving and pressurized water cylinder.

BEDROOM (1): 11' 4" x 10' 10" (3.45m x 3.3m) Outlook to front. Bespoke built-in shelving with additional pull out feature hidden shelves under stairs. Views to Cavehill. Sliding door to:

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with mixer taps, built-in cabinet below. Built-in shower cubicle with overhead shower unit and drying area, porcelain tiled floor, fully porcelain tiled walls, extractor fan. Heated towel rail.



Stairs from Bedroom (1) to:

WALK-IN DRESSING ROOM: 12' 8" x 9' 1" (3.86m x 2.77m) Excellent bespoke built-in shelving with range of special features including wardrobes, chests of drawers, dressing table with built in Hollywood mirror and natural sunlight lighting, multiple pull-out shoe racks, pull down full length dress rail, pull out tie rack and glass topped jewellery display drawers. Low voltage spotlights, excellent storage.



WALK IN STORAGE ROOM: Large fully carpeted and finished storage room.



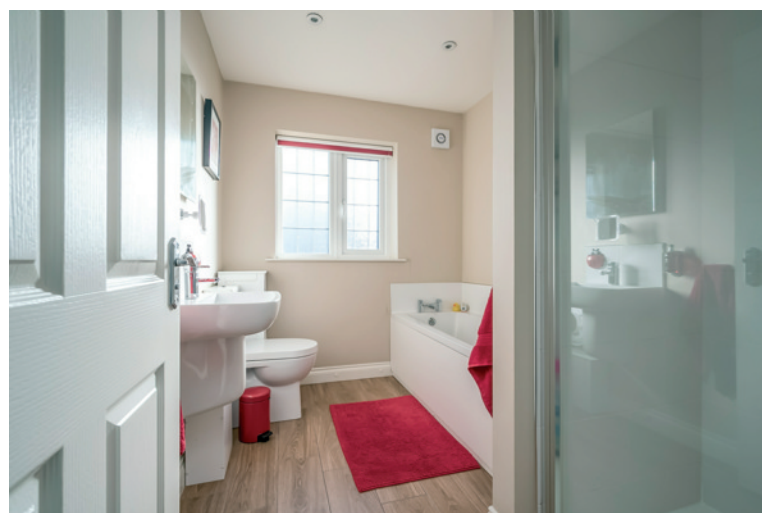
BEDROOM (2): 11' 3" x 10' 0" (3.43m x 3.05m) Beautiful mature outlook over mature countryside with views to Belfast Lough and Knockagh Hills. Bespoke built-in furniture with mirror fronted sliding robes, glass topped jewellery display drawer and pull out drawers. Additional built-in cupboard.



BEDROOM (3): 10' 9" x 10' 7" (3.28m x 3.23m) Beautiful mature outlook with views across to Belfast Lough and Knockagh Hills.



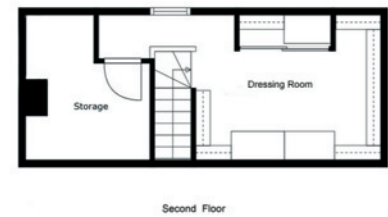
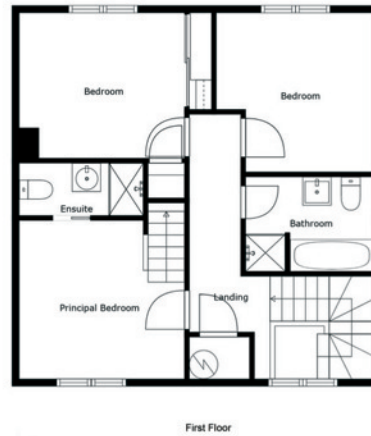
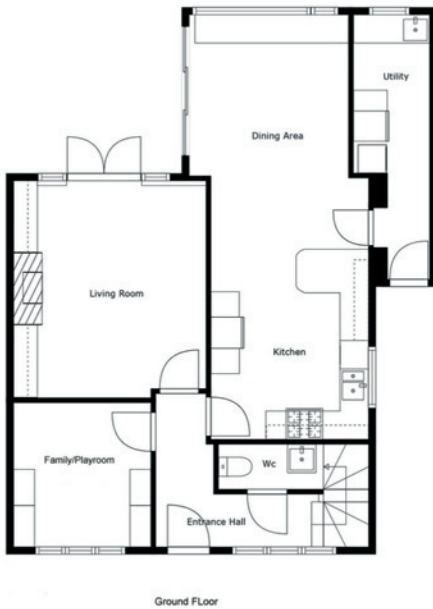
BATHROOM: White suite comprising low flush wc, floating wash hand basin, chrome mixer taps, tiled splashback. Panelled bath with chrome mixer taps and tiled splashback. Built-in shower cubicle with chrome overhead shower unit with additional hand shower. Oak style ceramic tiled floor, low voltage spotlights, extractor fan.



Outside

Tarmac driveway with ample parking. PVC fascia and soffit boards. Additional separate garden area with tarmac and garden shed. Landscaped rear garden laid in artificial grass with Tobermore paved patio area ideal for barbecues and outdoor entertaining. Excellent views across fields and views to Knockagh Monument. Concealed oil PVC storage tank. Water tap and outdoor electric. Additional Tobermore paved secure side yard (5.75m x 2m) for bins and outside storage with fenced gate to front garden and access to PVC door to Utility Room.



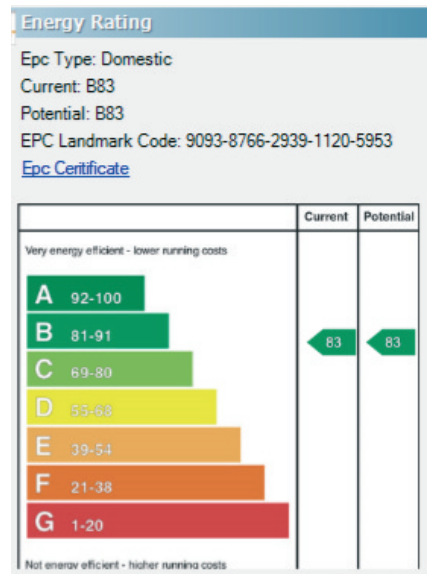


Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

On Old Carrick Road travelling towards Greenisland/Carrickfergus the development is on the right hand side next to The Brambles. Turn into Bramble Road take the third road on the right hand side and continue to the bottom of the cul-de-sac.

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 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
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