

**73 FARM LODGE DRIVE
GREENISLAND
BT38 8XN**



This substantial red brick detached house is an exceptional property offering the perfect blend of comfort, luxury and spacious well-presented accommodation in the historically sought after Greenisland location. With its extensive features and modern amenities, it provides an ideal family home ready for immediate occupancy.

Substantial red brick detached house
 Extends to circa 2950 sq.ft. including integral garage
 Five bedrooms, incorporating four doubles & four reception rooms
 16' Five piece en suite with white suite off master bedroom
 Jack & Jill style en suite off bedrooms two & three
 Family bathroom with five piece suite boasting corner Spa bath
 Receptions rooms incorporate, lounge, family room, dining room & sun room
 Separate double doors to garden from dining room, sun room and Kitchen diner
 28' kitchen open plan to additional dining space / family area
 Kitchen incorporates an extensive range of grey high & low level units with granite work tops
 Utility room & downstairs Wc Gas heating system & uPVC double glazing
 Views to Belfast, Belfast Lough and Cave Hill
 Extensively tiled on the ground floor
 Generous garden with a southerly aspect backing onto countryside
 Driveway providing off road parking for three/four cars & Integrated double garage
 Well presented, worthy of the earliest inspection

Offers Around £439,950

Tenure: Freehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



Entrance hall

Radiator, ceramic tiled floor, doors to:



Lounge

19'5" x 12'8"

Double glazed window to front aspect, feature fireplace, radiator, ceramic tiled floor, double doors to dining room.



Dining room

12'8" x 11'9"

Double glazed double doors to rear garden, double doors to sun room and kitchen/diner, radiator, ceramic tiled floor.



Sun room

12'10" x 10'10"

Double glazed double doors to rear garden, double glazed window to side and rear aspect, radiator, ceramic tiled floor.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

REF: 18088550



Family room

14'7" x 11'8"

Double glazed window to front aspect, radiator.



Kitchen/diner

28'4" x 11'9"

Double glazed window to front aspect, double doors to rear garden, range of high and low level units with granite worktops, inset 1.5 bowl stainless steel sink and drainer with mixer tap over, glazed display cabinet, breakfast bar, extractor fan, radiator, ceramic tiled floor, open plan to dining area.



Utility Room

Double glazed window to side aspect, door to rear garden, range of low level units, inset stainless steel sink and drainer with mixer tap over, radiator.

Downstairs Wc

Double glazed window to side aspect, white suite comprising low flush Wc, wash hand basin, ceramic tiled floor.



Stairs and landing

Double glazed window to front aspect, airing cupboard, doors to



Bedroom one

20'2" x 16'8"

Double glazed window to front aspect, built-in sliderobes, radiator, laminate wood floor, door to en-suite.



En-suite

Double glazed window to rear aspect, white suite comprising low flush Wc, wash hand basin.



Bedroom two

13'3" x 12'8"

Double glazed window to front aspect, radiator, laminate wood floor, door to en-suite.

En-suite.

Jack and Jill style en-suite, double glazed window to side aspect, low flush Wc, pedestal sink and corner shower, radiator, ceramic tiled floor.



Bedroom three

12'7" x 11'8"

Double glazed window to rear aspect, radiator, door to en-suite.



Bedroom four

11'8" x 11'5"

Double glazed window to front aspect, radiator.



Bedroom five

9'5" x 7'3"

Double glazed window to rear aspect, radiator.



Bathroom

Double glazed window to rear aspect, white suite comprising low flush Wc, pedestal sink, bidet, corner suite bath and separate shower cubicle, radiator, fully tiled walls, ceramic tiled floor.

Double garage

18'10" x 16'8"

Double glazed window to rear aspect, white suite comprising low flush Wc, pedestal sink, bidet, corner suite bath and separate shower cubicle, radiator, fully tiled walls, ceramic tiled floor.



Gardens and grounds

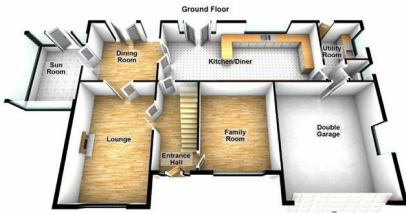
At there rear there is a garden laid to lawn with a range of mature trees and hedges and patio area, whilst at the front a garden in lawn and driveway.



Floor Plan



Please note this floor plan is for marketing purposes only, it is not to scale and is to be used as a guide only. No liability is accepted in respect of any misrepresentation arising from this use of the plan. Floor plan only, Part 2.



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