

**28 FARM LODGE DRIVE, GREENISLAND  
CARRICKFERGUS  
BT38 8XN**



Stunning substantial red brick detached house  
Impressive contemporary presentation, ideal for a family  
Accommodation over three floors  
Five bedrooms incorporating en suites off master bedroom & bedroom two  
Master bedroom occupies full top floor extending to 15'8 x 12'7, walk in dressing room & mirrored sliderobes  
Bedroom three boasts balcony  
Lounge with solid wood flooring, bay window and stone fireplace  
Superb 23' x 14'2 family room open plan to kitchen, family room boasts patio doors to rear garden  
Extensive range of Contemporary gloss white kitchen units with Corian worktops  
Integrated microwave, dishwasher, range style extractor. Breakfast bar  
Downstairs Wc, extensive use of porcelain tiled flooring  
Double glazed windows in pvc frames & Gas heating system  
Detached double red brick garage incorporating a floored loft space  
Driveway with additional parking for three cars  
Enclosed rear garden laid to lawn with timber decking and patio area  
Highly sought after Greenisland location, convenient to transport links  
Approximately 3 miles from Carrickfergus & 10 Miles from Belfast, viewing essential

**Offers Around £369,950**

Tenure: Freehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus) A			
(01-01) B			
(09-08) C		73	73
(05-04) D			
(09-04) E			
(21-18) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



**Entrance hall**

Composite door with sidelights, doors to

**Down stairs Wc**

Double glazed window to front aspect, white suite comprising low flush Wc, wash hand basin, radiator,



**Lounge**

15'4 x 11'9

Double glazed bay window to front aspect, fireplace incorporating stone surround and gas inset fire, radiator, wood flooring







### **Kitchen / family room**

23'10 x 19'1 r/t 14'2

Kitchen open plan to family room...

#### **Family Room**

Comprises double doors to rear garden, decorative wood panelling, radiator, storage cupboard, porcelain tiled flooring

#### **Kitchen Area**

Double glazed windows to rear and side aspect, excellent range of high and low level white high gloss units with Corian worktops and under lighting. Inset stainless steel sink with mixer tap over. Built in stainless steel microwave, dishwasher and range style stainless steel extractor fan. Plinth floor level lighting, breakfast bar, porcelain tiled flooring



### **Stairs and landing**

Stairs leading to master bedroom, doors to

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: 17928926**



**Bedroom two**

15'4 x 11'9

Double glazed windows to front and side aspects, fitted mirrored sliderobes, radiator, wood flooring, door to en-suite



**En suite**

Double glazed window to side aspect, white suite comprising low flush Wc, floating sink and shower cubicle with shower over, radiator, tiled flooring.



**Bedroom three**

12'8 x 11'2

Double glazed window to front aspect, door leading to balcony, radiator, laminate wood flooring

**Bedroom four**

8'5 x 8'3

Double glazed window to rear aspect, radiator

**Bedroom five**

9'9 x 8'5

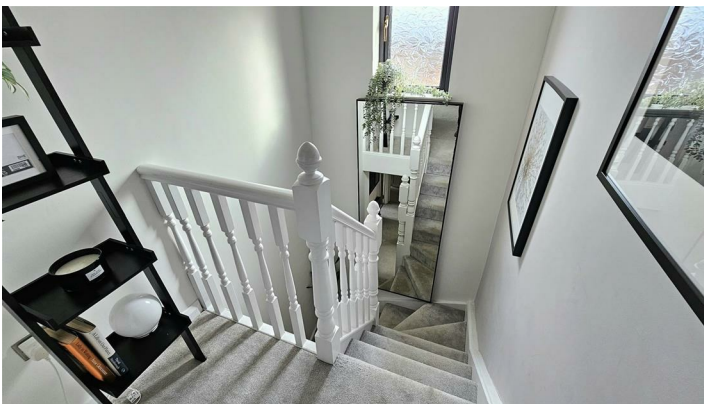
Double glazed window to rear aspect, radiator, laminate wood flooring





### Bathroom

Double glazed window to rear aspect, white suite comprising low flush Wc, floating wash hand basin set on vanity unit, freestanding bath with chrome mixer hand shower, chrome heated towel rail, tiled splashbacks and flooring



### 2nd floor stairs and landing

Double glazed window to side aspect, door to bedroom one



### Bedroom one

15'8 x 12'7

Velux windows to rear aspect boasting electric blinds, built in mirrored sliderobes, Walk in wardrobe/dressing room, radiator doors to



### En suite

Velux window windows to rear aspect, white suite comprising low flush Wc, wash hand basin set on vanity unit, walk in shower with slate tray, incorporating black drencher style shower over, radiator, tiled flooring.

### Gardens and grounds

At the rear there is a garden laid to lawn with a patio area and raised timber deck incorporating a pergola and fixed seating area. Gardens boast a range of mature plants trees and bushes. At the front there is a garden laid to lawn and a driveway leading to a red brick detached double garage. Driveway has parking for three cars

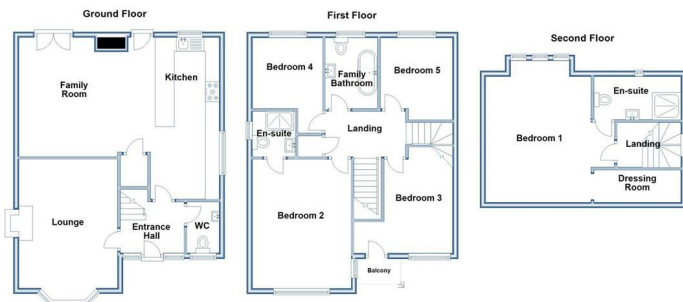


### Detached double garage

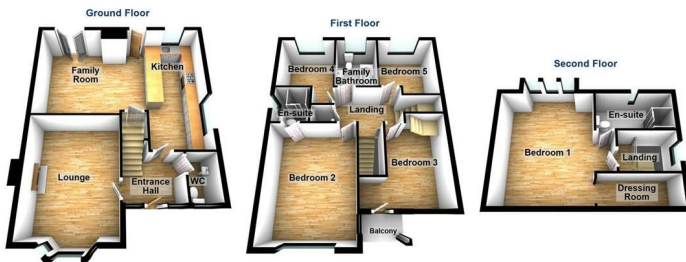
23'7 x 16'

Currently subdivided into two rooms. range of high and low level storage units with inset sink and drainer, power and light. Garage boasts a loft space which could be converted to another room suitable as an office or play space

**Floorplans**



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan produced using PlanIt.



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