



75 Stump Road Ballywalter, Newtownards, BT22 2NT

"Sometimes you visit a home which is much more than just walls and floors. It's an extension of the owners personality. A place where you can live, relax, express yourself, meet friends and family, work or seek solace from the outside world. This is one of those homes".

The property is just 20 years old and the current owner has spent the last 13 years creating an outstanding home that offers obvious warmth and charm throughout, but is also immensely versatile and practical. At its heart is a spacious, luxury kitchen/dining room with central island and granite worktops. Next to that is a homely sun room/snug whilst a more formal lounge, with feature fireplace, is also available. There is a utility room, a family bathroom and 3 bedrooms on this ground floor level but head on up the stairs and you'll find 3 interconnected rooms that offer a wide variety of potential uses from bedrooms, to home offices, games rooms, craft rooms, play rooms, music rooms - you name it, depending on your specific needs. The property benefits from uPVC double glazing and oil fired central heating.

Externally the property enjoys a site of approximately 0.25 acres with pebbled parking area and gardens in lawn to front, side & rear. At one with the surrounding rural environment, there are mature beds, paved patios and a lovely summer house for you to enjoy. Internal viewing is a must to fully appreciate this unique home.

Offers Around £425,000

75 Stump Road

Ballywalter, Newtownards, BT22 2NT



- Stunningly presented detached cottage style home
- Deceptively spacious at approx. 2,350 sq.ft.
- 4 Double bedrooms - master en-suite
- Lounge with feature fireplace
- Open plan luxury kitchen/dining room with central island & separate utility room
- Sun room/Snug with patio doors to rear garden
- Luxury bathroom with roll top bath & separate shower
- uPVC double glazing - Oil fired central heating
- Gardens to front, side & rear with pebbled driveway
- Please see our website for full details

Entrance

Porch

6'6x3'3 (1.98mx0.99m)

Hallway

Lounge

19x12'5 (5.79mx3.78m)

Kitchen/Dining room

24'4x17'10 (7.42mx5.44m)

Sun room/Snug

13'1x13 (3.99mx3.96m)

Utility room

8'2x6'1 (2.49mx1.85m)

Bedroom 1

14'4x11'1 (4.37mx3.38m)

En-suite shower room

10'3x2'10 (3.12mx0.86m)

Bathroom

10'3x7'3 (3.12mx2.21m)

Bedroom 2

12x11'5 (3.66mx3.48m)

Bedroom 3

12x11'5 (3.66mx3.48m)

Stairs

10'2x8'3 (3.10mx2.51m)

1st Floor

Home office

19x11'10 (5.79mx3.61m)

Bedroom 4

15'9x11'10 (4.80mx3.61m)

Craft/Hobby room

17'8x11'10 (5.38mx3.61m)

Store room

11'10x5 (3.61mx1.52m)

Outside

Tenure

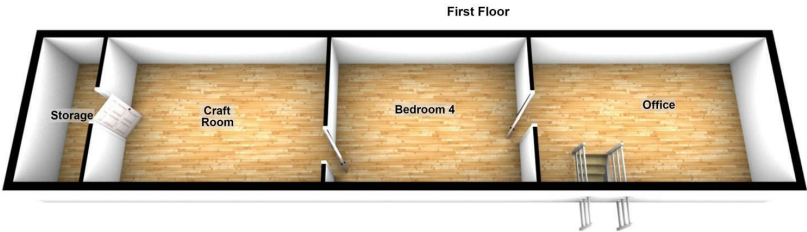
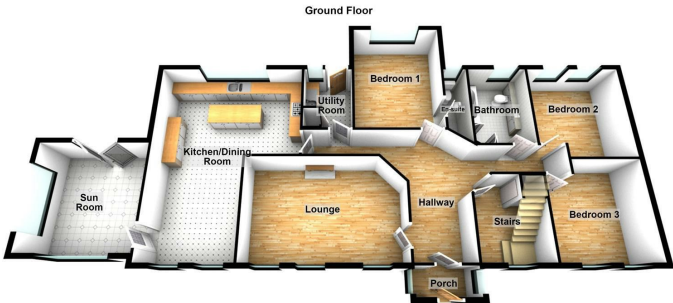
Property misdescriptions



Directions



Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Northern Ireland		Northern Ireland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	