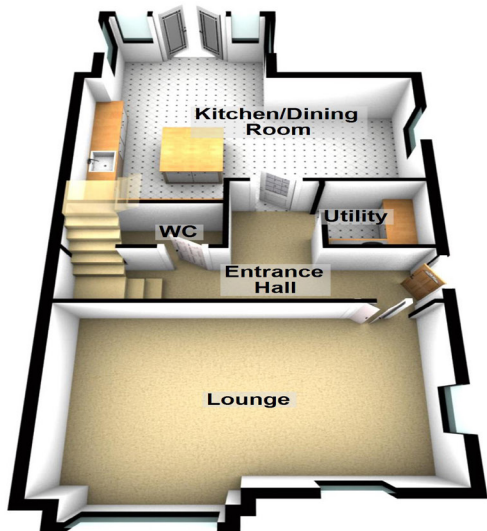


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PROPERTY ESTATES



Ground Floor



First Floor



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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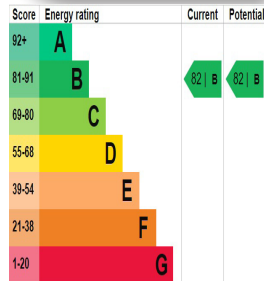
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PROPERTY ESTATES



FOR
SALE



34 Andrews Shorefield, Groomsport
Offers Over £295,000

- Stunning Newly Built Luxury Detached Home built in 2020
- Total Gross Area Circa 1,728 Sq. Ft
- Four Bedrooms (Master Ensuite)
- Luxury Kitchen O/P to Dining Room
- Spacious Lounge, G/F/W.C.
- Utility Room, First Floor Bathroom Suite
- Gas Central Heating & Double Glazing
- Front & Rear Lawn Gardens
- Tarmac Driveway for off-road parking
- Close to Groomsport Village, Idyllic Coastline & Picturesque Countryside

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Ground Floor

Entrance Hall (19' 08" x 6' 04")

Accessed via a Composite Door, complete with Tiled Flooring, feature Cornice Ceiling and access to under Stair Storage.

Lounge (19' 05" x 12' 03")

Spacious front aspect Reception Room with recessed Spotlights, accessed via double doors from the Entrance Hall.

Kitchen / Dining Room (19' 09" x 19' 06")

Luxury fitted contemporary Kitchen with an excellent range of high- and low-level gloss units, a matching Island Unit and a range of integrated NEFF appliances including a Gas Hob, an Oven, a Fridge / Freezer and a Dishwasher. Tiled flooring throughout the Kitchen and Dining Areas. This south facing aspect of the Kitchen has been designed with full length windows to maximise the flow of light into the room.

Utility Room (6' 02" x 4' 09")

Range of fitted units with complimentary Worktop, a Stainless-Steel Sink Unit and plumbed for a Washing Machine. Complete with Tiled floor continued from the Kitchen, recessed Spotlights and an Extractor Fan.

Ground Floor W.C. (7' 07" x 3' 04")

Two-piece Suite with a contemporary Wash Hand Basin with Storage under and a Low Flush W.C. Complete with Tiled Flooring, part Tiled Walls, recessed Spotlights and an Extractor Fan.



First Floor

Landing (17' 07" x 12' 04")

Bright and spacious Landing, access to Hot-press which is shelved for additional Storage and access to the Roof space via a Slingsby Ladder.

Master Bedroom (13' 05" x 8' 05")

Rear aspect double Bedroom with access to built-in Wardrobes and an Ensuite Shower Room.

Ensuite Shower Room (7' 06" x 3' 04")

Contemporary three-piece suite comprising Shower Cubicle with a Rainfall mains Shower over, a Wash Hand Basin with storage under and a Push Button W.C. Complete with tiled floor, part tiled walls, recessed Spotlights and an Extractor Fan.

Bedroom Two (14' 01" x 10' 06")

Front aspect Double Bedroom.

Bedroom Three (12' 01" x 8' 05")

Front aspect Double Bedroom.

Bedroom Four (11' 05" x 6' 09")

Rear aspect Bedroom.

Bathroom (10' 03" x 7' 03")

Deluxe fully tiled Bathroom with a four-piece contemporary suite comprising a Push Button W.C., a 'floating' Wash Hand Basin with storage under, a walk-in Shower Cubicle with a mains Rainfall Shower over and a Panel Bath. Complete with recessed Spotlights and an Extractor Fan.



Outside

Front

Garden laid in lawn with a Tarmac driveway providing off road parking.

Rear

South facing garden laid in in lawn.