

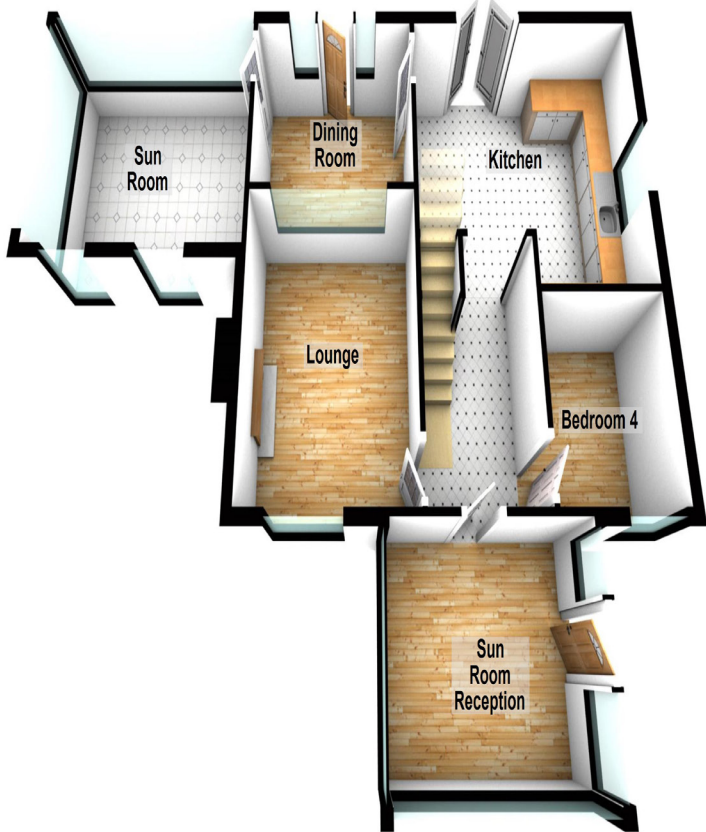
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PROPERTY ESTATES



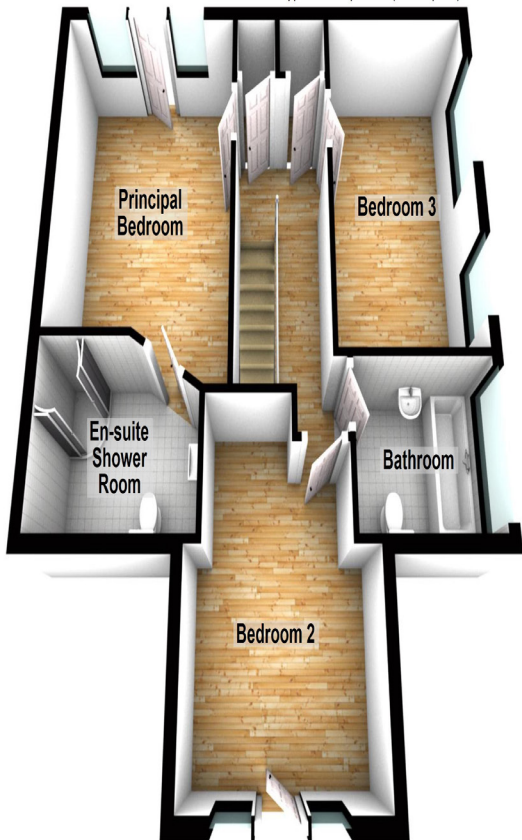
Ground Floor

Approx. 75.5 sq. metres (812.1 sq. feet)



First Floor

Approx. 59.2 sq. metres (637.7 sq. feet)



Total area: approx. 134.7 sq. metres (1449.8 sq. feet)



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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PROPERTY ESTATES



16 Watermeade Park, Greyabbey

Offers Over £275,000

- Stunning Detached Family Home
- Close to shores of Strangford Lough
- Spacious Site with Southerly Aspect
- Four Well Proportioned Bedrooms
- Spacious Principal Bedroom with: Balcony & Ensuite Access
- 3 Separate Reception Rooms
- Modern Fitted Kitchen
- Fully Tiled 1st Floor Bathroom
- BBQ Hut & Garden Room
- Spacious Timber Garage
- Cul-De-Sac Location

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 59   D  | 67   D    |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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## Ground Floor

### Reception Sun Room (11' 10" x 10' 7")

Panoramic uPVC Double Glazed full-length windows and complete with tiled floor. Accessed from the Driveway and provides and attractive welcome area to the Property as well as a place to relax.

### Entrance Hall

Complete with tiled floor. Open through to:

### Kitchen (15' 5" x 12' 3") at widest point

Modern fitted gloss Kitchen with an excellent range of high and low level units and complimentary Granite Worktops. Integrated appliances include a Gas Hob with Oven Under, a Washing Machine and is plumbed for a Dishwasher. Complete with tiled floor and provides space for dining as well as access to the Rear Garden.

### Lounge (12' 1" x 11' 1")

Front aspect Reception Room with Solid Wooden Floor, a Cast Iron Stove and a feature glass brick wall towards the Dining Room.

### Dining Room (11' 1" x 7' 10")

Rear aspect Reception Room with Solid Wooden Floor and access to the Rear Garden.

### Sun Room (14' 7" x 10' 6")

Spacious rear aspect Sun Room with views over the rear Garden. Complete with Solid Wooden Flooring.

### Bedroom Four (7' 9" x 7' 7")

Ground Floor Bedroom with Laminate Wooden Floor. Could also be utilised as a further Reception Room if required.

## First Floor

### Principal Bedroom (15' 6" x 11' 2")

Rear aspect double Bedroom featuring a vaulted ceiling and full-length windows with access to a Balcony. The Principal Bedroom also enjoys access to a fully tiled Ensuite Shower Room.

### Ensuite Shower Room (9' 5" x 7' 0") at widest point

Contemporary styled fully tiled Ensuite with a white suite comprising a wall-mounted Wash Hand Basin with drawer storage, a Push Button W.C. & a Corner Shower Cubicle with Jet Shower.

### Bedroom Two (12' 5" x 10' 10") at widest point

Front aspect double Bedroom with access to 'Juliet Balcony'.

### Bedroom Three (14' 0" x 9' 2")

Side aspect double Bedroom.

### Bathroom (8' 2" x 5' 10")

Fully tiled Bathroom with a white three-piece suite comprising a Panel Bath, a Pedestal Wash Hand Basin and a Push Button W.C.

## Outside

### Rear

On a generous corner site, this Property enjoys a spacious fence enclosed garden to the rear with entertaining areas, which include a substantial decking area further complimented by a bespoke BBQ Hut, in addition to an adjacent purpose built outdoor Office facility to suit the needs of those who have hybrid working requirements.

### Garden Room (17' 0" x 9' 1")

Positioned to capitalise on it's southerly aspect, this insulated Garden Room, complete with double glazing, enjoys views over the rear garden and offers an ideal place to relax, entertain or to use as a Home Office / Workspace.

### Timber Garage (17' 4" x 11' 7")

Roller shutter door to front and pedestrian side entrance. Fitted with light & power.