



3 The Paddock , Newtownards, BT23 8GY

"Form and orderly queue! - One of the nicest detached homes that I have seen for some time". Beautifully presented inside and out, this detached home is located in a prime cul de sac location with just 6 homes, close to Londonderry Park and the soon to be opened "Ards Greenway".

The property offers 4 well proportioned bedrooms, including a master with luxury en-suite shower room, and an equally luxurious family bathroom on the first floor. The ground floor boasts a beautiful lounge/dining room, with real wood flooring and a feature fireplace, whilst the modern kitchen benefits from genuine granite worktops and is open plan to a TV/family room, with uPVC patio doors to the rear garden. An integral garage with utility area completes the internal specification. Everything is presented with taste & style and is immaculate throughout.

Externally there is a brick paved parking area to the front with lawn and a mature garden to the rear with lawn, raised deck area and mature shrubs. The property also benefits from uPVC double glazing & fascia and oil fired central heating via a recently upgraded boiler.

All in all this home is "walk in ready" so why not arrange a "walk in viewing" and start the journey to your new home.

Offers Around £315,000

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, Newtownards, BT23 8GY



- Spacious and beautifully presented detached home
- Prime cul de sac location of just 6 detached homes
- 4 bedrooms - Master with luxury en-suite
- Lounge open plan to dining room
- Luxury kitchen with real granite worktops and upstands.
- Family/TV room
- Integral garage with utility area
- uPVC double glazing & fascia - Oil fired central heating
- Mature gardens to front & rear in lawn with raised deck area
- Brick paved driveway.

Entrance

Entrance hall

14'4x6'9 (4.37mx2.06m)

Lounge

14'4x17 (4.37mx5.18m)

Dining room

10'10x10'8 (3.30mx3.25m)

Kitchen

10'9x10'5 (3.28mx3.18m)

TV/Family room

10'7x9'9 (3.23mx2.97m)

Landing

Bathroom

9'8x7'5 (2.95mx2.26m)

Bedroom 1

17'7x9'10 (5.36mx3.00m)

En-suite shower room

10'7x9'9 (3.23mx2.97m)

Bedroom 2

15x9'9 (4.57mx2.97m)

Bedroom 3

11'5x10'1 (3.48mx3.07m)

Bedroom 4

11'5x10'8 (3.48mx3.25m)

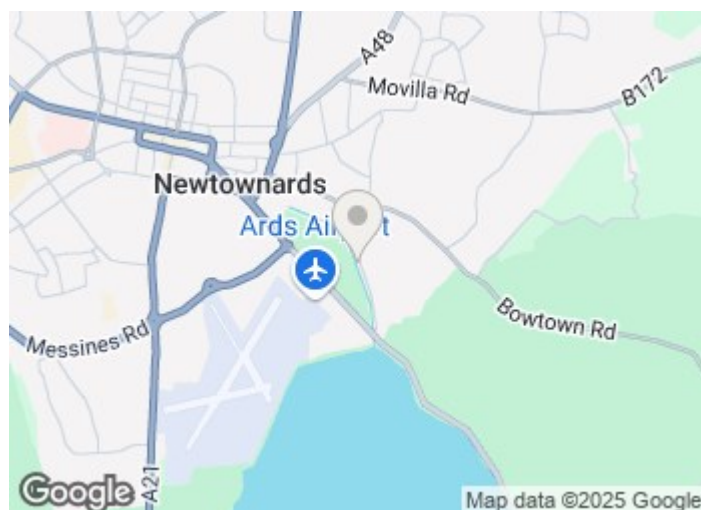
Integral garage

19'2x9'11 (5.84mx3.02m)

Outside

Tenure

Property misdescriptions

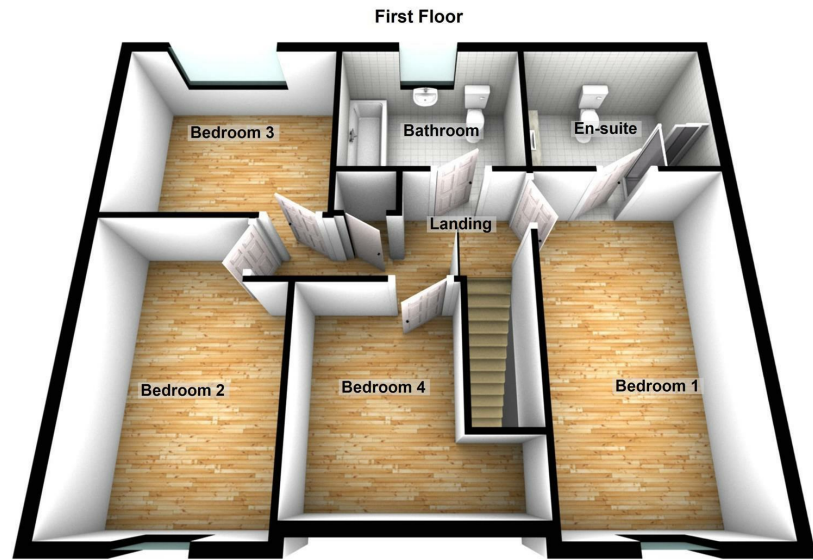
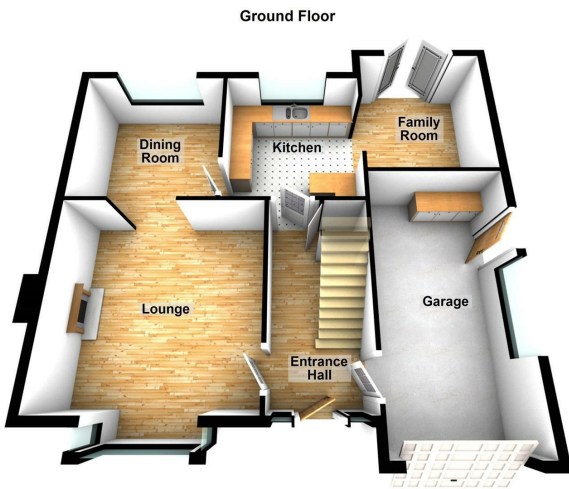


Directions

The Paddock is located just off Old Shore Road which runs along the back of Londonderry Park and is accessible from the Portaferry Road or Upper Greenwell Street/Bowtown Road.



Floor Plan



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