



3 Hampton Lane | Bangor | BT19 7GB

02891 180081 | viewings by appointment 7 days a week

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## 3 Hampton Lane

- \* Spacious detached family property in a popular area of Bangor
- \* Adaptable and flexible accommodation to suit growing or established families
- \* Quiet cul-de-sac location, ideal for young families
- \* Living room with feature fireplace with open fire
- \* Separate family/dining room open plan to conservatory
- \* Modern kitchen with feature range cooker
- \* Useful utility room
- \* Ground floor guest WC
- \* Four well-proportioned bedrooms, one with en-suite shower room and walk-in wardrobe
- \* Family bathroom with four piece suite
- \* Gas fired central heating & double glazed windows
- \* Integral garage & driveway with parking for 1 car
- \* Front garden laid in lawn
- \* Fully enclosed and private rear garden laid in decorative pebbles with feature decking area

**Offers Around: £245,000**





## A Family Home To Be Proud Of!

This is a fantastic detached property located in a very popular residential area, offering spacious accommodation to meet the demands of modern-day family living. There is a choice of four good sized bedrooms, one boasting an ensuite shower room, and three spacious reception rooms, including a modern kitchen which opens to the family/dining room and then onto the conservatory. This space flows beautifully to the rear of the property making it sure to be a hit when entertaining family and friends.

Downstairs comprises of a bright and welcoming entrance hall, a bright living room with feature brick fireplace with open fire, the ideal place to curl up on those cooler evenings, a modern kitchen with feature range style cooker, a separate family/dining room which is open plan to the conservatory with access to the rear garden, making this the perfect place for entertaining family and friends. The downstairs accommodation is completed by a utility room and a useful guest WC. On the first floor there are four well-proportioned bedrooms, the master boasting an ensuite shower room, and a family bathroom with four piece suite.

Externally, the front garden is laid in lawn and there is a driveway providing parking for 1 car. The rear of the property is private and fully enclosed and the garden is laid in decorative pebbles with a feature raised decking area. There is also a paved patio area providing plenty of space for the children to play while you relax and enjoy the surroundings with a glass of wine.

Hampton Lane is situated in a popular residential area of Bangor and is ideally located close to leading primary and secondary schools and Bloomfield Shopping centre is within walking distance where you will find every amenity on your doorstep. Situated close to a bus route and with easy access to the ring roads for commuting to Belfast, this really is a fabulous opportunity for the lucky purchaser!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	65 D
39-54	E		
21-38	F		
1-20	G		



## THIS PROPERTY COMPRISES

UPVC front door to...

ENTRANCE HALL: Laminate wooden flooring, understair storage cupboard. Double wooden doors to...

LIVING ROOM: (4.30m x 4.27m) Laminate wooden flooring. Feature brick fireplace with brick hearth and sleeper mantle, open fire.

KITCHEN: (3.47m x 3.09m) Excellent range of high and low level cream units with wooden effect work surfaces, 1 ¼ bowl stainless steel sink unit with mixer tap, 'Rangemaster' range cooker with 5 ring gas hob and double oven, stainless steel splashback and stainless steel extractor hood over, housing for an American style fridge/freezer, plumbed for dishwasher. Recessed lighting. Tiled flooring. Glass panelled door to...

FAMILY/DINING ROOM: (3.10m x 2.80m) Laminate wooden flooring. Open to...

CONSERVATORY: (4.11m x 3.65m) Tiled flooring. French doors to the rear decking area.

UTILITY ROOM: (2.32m x 1.87m) Plumbed for washing machine and housing for tumble dryer. Door to integral garage. Door to rear garden. Door to...

GUEST WC: Two piece white suite comprising low flush WC and wash hand basin. Extractor fan. Tiled flooring, recessed lighting. Feature wooden panelling.

### FIRST FLOOR

MASTER BEDROOM: (3.83m x 3.04m) Recessed lighting. Door to...

WALK-IN WARDROBE: Recessed lighting. Door to...

ENSUITE SHOWER ROOM: Three piece white suite comprising corner shower cubicle with plumber shower unit, floating wash hand basin and low flush WC. Tiled flooring, recessed lighting. Extractor fan. Access to roofspace.

BEDROOM (2): (3.76m x 3.40m)

BEDROOM (3): (3.70m x 3.39m) Laminate wooden flooring.

BEDROOM (4): (3.61m x 2.94m at widest point)

FAMILY BATHROOM: Four piece coloured suite comprising panelled bath, pedestal wash hand basin with mixer tap, low flush WC and separate shower enclosure. Part tiled walls, tiled floor. Recessed lighting. Extractor fan. Large storage cupboard.

### OUTSIDE

Front garden laid in lawn with mature shrubs. Tarmac driveway with parking for 1 car.

INTEGRAL GARAGE: Up and over door. Power and light. Gas boiler.

Fully enclosed and private rear laid in decorative pebbles and paving with a feature raised decking area. Mature shrubs and trees. Water tap. Light.



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