



8B ANDREWS SHOREFIELD
GROOMSPORT



STUNNING SHORESIDE FAMILY HOME

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INDEPENDENT PROPERTY ESTATES ARE
TRULY DELIGHTED TO OFFER TO THE
SALES MARKET 8B ANDREWS SHOREFIELD,
GROOMSPORT.

The phrase 'more than meets the eye' falls short of conveying what this deceptive Detached Family Home offers.

This stunning home, with a total internal area of approx 1,870 sqft over two floors, occupies an enviable site enjoying elevated panoramic sea views stretching from Groomsport Harbour and across the North Channel to Scotland.

To fully utilise the stunning views on offer, this Property has been thoughtfully designed in that the aspect of all principal rooms is looking over the water. Furthermore, the Reception Areas are

located on the Upper Floor with access to the expansive Roof Terrace to maximise the views with the Bedroom accommodation located on the lower level.

The Upper Level, accessed from Andrews Shorefield, comprises a spacious open plan Lounge / Dining Room to the modern fitted Kitchen. Full length windows, extending to the full height of the pitched ceiling, allow light to flood the room creating a bright and airy environment to enjoy the views on offer.

From the Lounge Area there is access to an expansive Roof Terrace providing an ideal place to relax or entertain.

The Lower Level of the Property, hidden from view on the roadside, opens to offer three Ensuite Bedrooms each enjoying fantastic sea views and their own individual accesses to the Rear Garden.

8B ANDREWS SHOREFIELD GROOMSPORT

- Stunning Shoreside Family Home
- Total Internal Area Approx 1,870 sqft
- Uninterrupted Elevated Panoramic Sea Views
- Designed with all Principal Rooms Enjoying Sea Views
- Deceptively Spacious Accommodation over Two Floors
- Three Double Bedrooms with Ensuite Shower Rooms
- Open Plan Living to Luxury Fitted Kitchen and Roof Terrace Access
- Deluxe Fully Tiled Bathroom Suite on Lower Level (Bedroom Level)
- W.C. Located on Upper Level (Reception / Kitchen Level)
- Utility Room Locate on Lower Level
- Oil Fired Central Heating & Underfloor Heating System
- Brick Paved Driveway to Front with space for multiple vehicles
- Fence Enclosed Rear Garden in Lawn & Patio Paving
- Rear Gate Leading to Path only a short distance from the picturesque coast
- Located in Popular Looped Cul-De-Sac outside of – Groomsport Village Centre

OFFERS OVER - £699,950





ACCOMMODATION

UPPER GROUND

Entrance Hall

Accessed via the Driveway to the front via a double glazed PVC door, this bright and airy Entrance Hall is complete with tiled flooring and access to a W.C. and Store Cupboard.

Lounge / Dining (21' 11" x 15' 0")

Stunning rear aspect Reception Spacious with a vaulted ceiling and full length windows to fully capitalise on the stunning elevated panoramic sea views. Complete with tiled flooring, a Gas Stove and sliding doors leading on to the Roof Terrace. Open plan to the luxury fitted Kitchen.

Kitchen (10' 7" x 10' 7")

Luxury fitted Kitchen with a range of high and low level units with Granite Worktops extending into a Breakfast Bar. Integrated Dishwasher, a Stainless-Steel Sink Unit, space for a range Cooker and space for a Wine Cooler. Complete with tiled floor continued from the Kitchen.

W.C. (6' 1" x 3' 1")

Accessed from the Entrance Hall. White two-piece suite comprising a Push Button W.C. and a wall-mounted Wash Hand Basin with storage under. Complete with tiled flooring and tiled walls.

Store (3' 4" x 2' 8")

Storage cupboard located off the Entrance Hall.



ACCOMMODATION

LOWER GROUND

Principal Bedroom (16' 11" x 12' 4")

Spacious rear aspect double Bedroom with large windows to capitalise on the Sea Views. Complete with Laminate Wooden Floor and access to an Ensuite Shower Room, a walk-in Wardrobe and doors to Rear Garden.

Ensuite Shower Room (5' 11" x 5' 6")

Fully tiled Shower Room with a white three-piece suite comprising a Wash Hand Basin, a Pedestal Wash Hand Basin and a Corner Shower Cubicle.

Walk-in Wardrobe (11' 0" x 4' 3") at widest point

Complete with Laminate Wooden Floor

Bedroom Two (19' 8" x 10' 11")

Spacious Rear aspect double Bedroom with stunning Sea Views and Patio Doors leading to the Rear Garden. Complete with Laminate Wooden Floor, a Walk-in Wardrobe and an Ensuite Shower Room.

Walk-in Wardrobe (7' 11" x 7' 2")

Walk-in Wardrobe linking the Bedroom to the Shower Room. Complete with Laminate Wooden Floor.

Ensuite Shower Room (8' 3" x 5' 9")

Fully tiled Shower Room with a white three-piece suite comprising a Wash Hand Basin with storage under, a Pedestal Wash Hand Basin and a Corner Shower Cubicle.

Bedroom Three (11' 1" x 10' 4")

Rear aspect Double Bedroom complete with Laminate Wooden Floor and Patio Doors to the Rear Garden. Access to a walk through Wardrobe leading to an Ensuite Shower Room.

Wardrobe Area (5' 4" x 4' 7")

Wardrobe Area linking the Bedroom to the Ensuite Shower Room.

Ensuite Shower Room (5' 5" x 5' 4")

Fully tiled Shower Room with a white three-piece suite comprising a Wash Hand Basin, a Pedestal Wash Hand Basin and a Corner Shower Cubicle.

Bathroom (10' 8" x 6' 8")

Deluxe fully tiled Bathroom with a white three-piece suite comprising an Oval Bath, a Push Button W.C. and Wash Hand Basin with storage under.

Office / Study (10' 9" x 10' 5") at widest point

Spacious room, complete with Laminate Wooden Flooring, ideal for use as a home office or additional accommodation.

Utility Room (6' 10" x 5' 11")

Range of high and low level units with complimentary Worktops, a Stainless Steel Sink Unit and plumbed for utilities. Complete with tiled floor and part tiled walls.



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COMPLETING THE LOWER LEVEL IS A UTILITY ROOM,
A DELUXE BATHROOM SUITE AND HOME OFFICE
THAT COULD ALSO BE UTILISED AS FURTHER
ACCOMMODATION IF NEEDED.

This Property benefits from Oil Fired Central Heating, underfloor
heating throughout and double glazing.



OUTSIDE

Externally, to the front of the Property, a brick paved driveway offers off-road parking for multiple vehicles and access to the Upper Level as well as pathways to the Roof Terrace and to the Rear Garden.

The Rear Garden is laid in a mixture of lawn and patio and offers an additional pedestrian access to the Property that leads onto a pathway only a short distance from the Coastal Path.

Front

Brick paved driveway providing off-road parking for multiple vehicles.

Rear

Fence enclosed garden in a mixture of lawn and patio.
Pedestrian access from rear onto pathway leading to the coast.

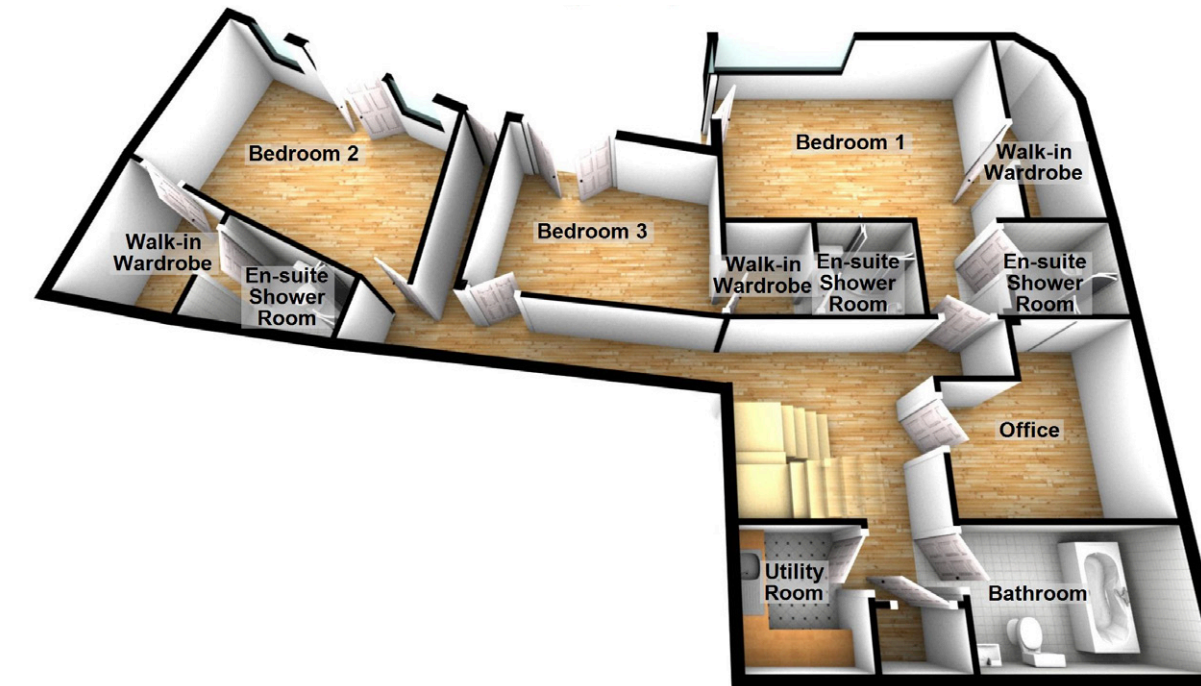
Roof Terrace

Spacious Roof Terrace in composite Decking, accessed primarily to from the Lounge, enjoying uninterrupted elevated panoramic sea views extending from Groomsport Harbour across the North Channel to Scotland.

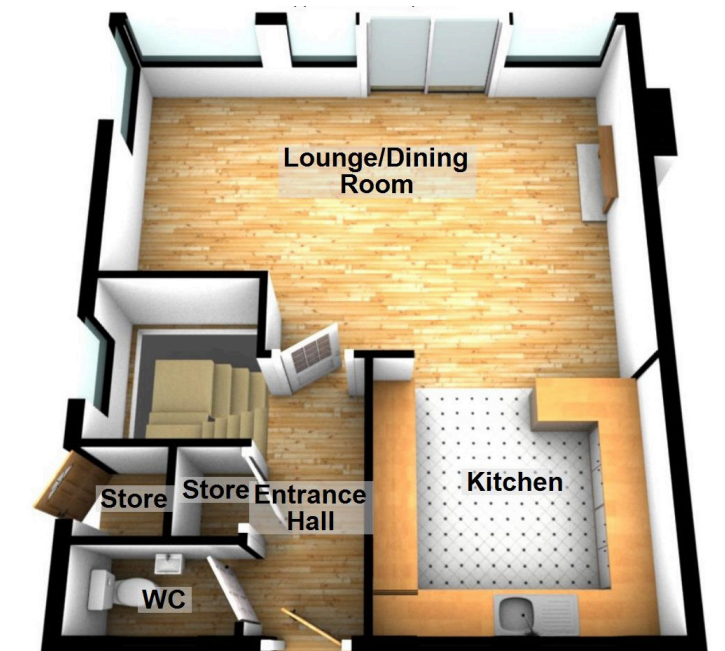


FLOORPLANS

LOWER GROUND



UPPER GROUND





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OFFERS OVER - £699,950

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

▶ SCAN FOR VIDEO



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