

# **DONAGHADEE BRANCH**

33 Parade, Donaghadee, BT21 OHE

028 9188 8000

donaghadee@ulsterpropertysales.co.uk



21 HIGH TREES DRIVE, DONAGHADEE, BT21 OGL This beautiful home was constructed by the reputable developer, Strand Homes in 2021. With a long term still remaining on the initial 10 year NHBC warranty, this property offers traditional construction, meticulous attention to detail and a high quality of materials used throughout.

Situated in a landscaped development, the property has ease of access to Donaghadee with its wonderful community of local businesses and leisure and social opportunities, but also Newtownards and Bangor are within easy reach.

These properties have proven extremely popular for their high specification throughout including; high quality tiling and flooring, comprehensive range of integrated appliances, broadband connections and excellent energy efficient design. The property has been upgraded by the current owner to include a large detached garage with an electric roller door and utility facilities.

With generous accommodation over both floors, including three double bedrooms, family bathroom, en suite shower room and ground floor WC, this home will appeal to a wide range of buyers, from first time buyers to those seeking their forever home.

We anticipate high interest, and recommend viewing at your earliest convenience.



# **Key Features**

- · Recently Constructed (Beech) Semi- · Attractive Modern Kitchen With Detached Home, In The Well Renowned High Trees Development
- · Comprehensive Range Of Integrated · Dual Aspect Living Room With **Appliances**
- · Three Good Sized Bedrooms, Master With En Suite Shower Room
- · Gas Fired Central Heating And PVC Double Glazed Window
- · Approx Seven Years Remaining Of NHBC Warranty

- Peninsula Seating
- Feature Bay Window
- · Ground Floor WC and First Floor Family Bathroom
- · Large Detached Garage With Utility Space And Fully Enclosed Rear





# Accommodation Comprises:

#### Hall

Tiled Floor, under stair storage.

#### **Living Room**

15'1" x 11'8"

Bay Window, wood laminate flooring.

#### W/C

White suite comprising, low flush W/C, wall mounted wash hand basin with mixer tap and tile splash back, heated towel rail, tiled floor.

# Kitchen/Dining Room

19'3" x 11'10"

Fitted kitchen, laminated work surfaces, inset 1 1/4 ceramic style sink with mixer tap and drainer. plumbed for washing machine and tumble dryer, integrated fridge freezer, integrated oven, four ring electric hob. integrated extractor fan, enclosed gas fired boiler, space for dining, breakfast bar, tiled floor.

#### First Floor

#### Landing

Built in storage.

### Bedroom 1

11'10" x 10'9" Double bedroom.

#### **Ensuite**

White suite comprising, shower enclosure, walk in wall mounted overhead shower, sliding doors, low flush w/c, pedestal wash hand basin with mixer tap, tiled floor, part tiled walls, heated towel rail, extractor fan, recessed spotlights.

#### Bedroom 2

12'9" x 9'3"

Double bedroom, built in storage.

#### Bedroom 3

910" x 811"

#### **Bathroom**

White suite comprising, panelled bath with mixer tap, wall mounted overhead shower with shower screen, low flush w/c. wall mounted wash hand basin with mixer tap, partially tiled walls, tiled floor, extractor fan, heated towel rail, recessed spotlights.

#### Garage

21'0" x 12'2"

Electric roller door, power, water, light, Insulated.

#### Outside

Rear: Fully enclosed, area in lawn, area in patio, outside light and tap. Front: Tarmac driveway, space for multiple vehicles, area in lawn, area in patio, area in shrubs and hedging.

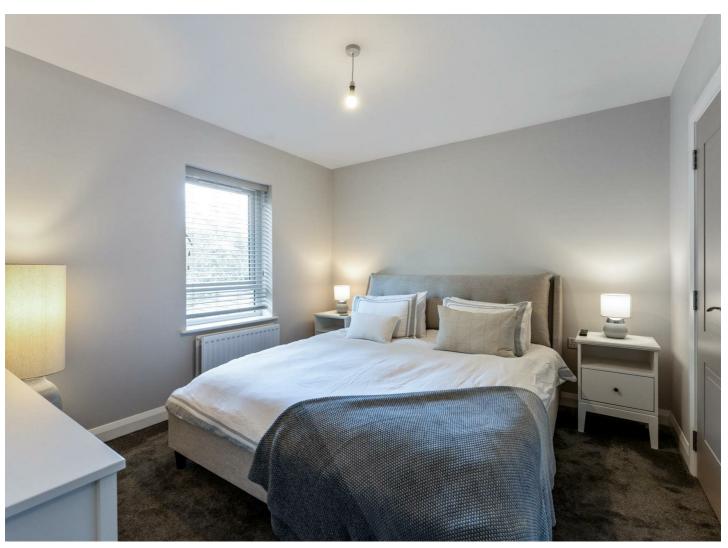












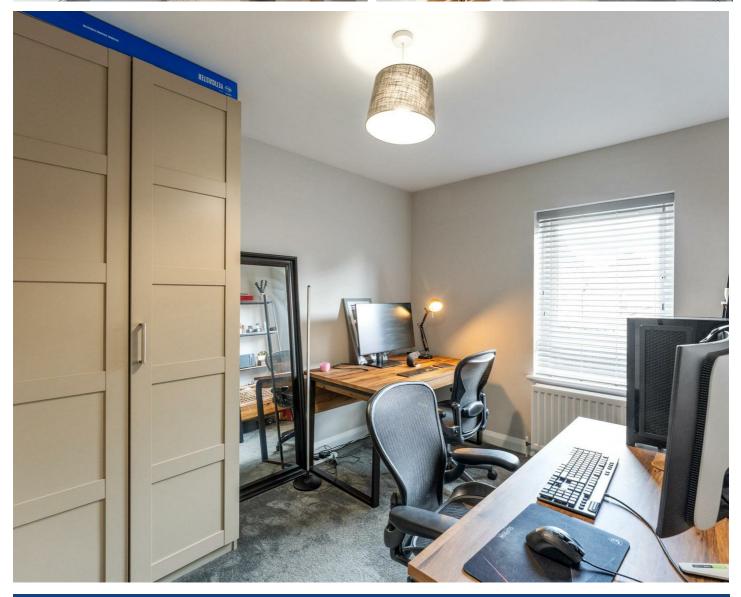










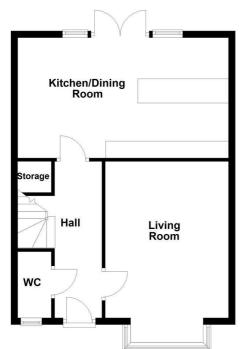


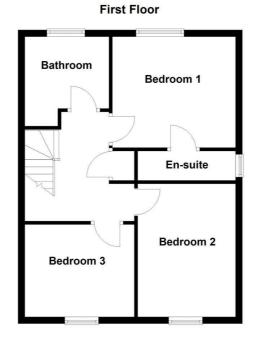


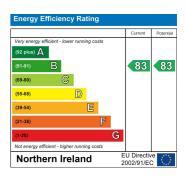




## **Ground Floor**







Questions you may have. Which mortgage would suit me best?

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9188 8000.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ANDERSONSTOWN 028 9060 5200

BALLYHACKAMORE 028 9047 1515 **BALLYNAHINCH** 028 9756 1155

**BANGOR** 028 9127 1185 **CARRICKFERGUS** 028 9336 5986

**CAVEHILL** 028 9072 9270

**DONAGHADEE** 028 9188 8000

**DOWNPATRICK** 028 4461 4101 FORESTSIDE 028 9064 1264

**GLENGORMLEY** 028 9083 3295

**MALONE** 028 9066 1929 **NEWTOWNARDS** 028 9181 1444 RENTAL DIVISION 028 9070 1000



