

## 24 Regency Park , Newtownards, BT23 8ZG

As family homes go, they don't get much better than this in this price bracket. A 4 bedroom detached home with generous sun room extension, detached garage and Phoenix gas central heating all presented to a lovely standard throughout.

The property starts with a really pleasing entrance hall, with gloss tiled flooring, leading to a modern kitchen in gloss white with genuine granite worktops and integrated appliances. To the left is a lounge with gas fireplace which leads through to a formal dining room and on into the spacious sun room at the rear. The first floor offers 4 bedrooms, including a master with fully tiled en-suite shower room, and a family bathroom. Externally there is a detached garage with brick paved driveway plus gardens in lawn to front and rear with paved patio area. The property benefits from uPVC double glazing and Phoenix gas central heating.

A lovely home, presented to a great standard, that must be viewed internally to be fully appreciated. Viewings strictly by appointment via the agent.

**Offers Around £289,950**

# 24 Regency Park

, Newtownards, BT23 8ZG



- Nicely presented & extended modern detached home
- Modern gloss kitchen with granite worktops
- Family bathroom
- uPVC double glazing - Phoenix gas central heating
- 4 bedrooms - Master en-suite
- Dining room
- Detached garage with brick paved driveway
- Lounge with feature gas fire
- Large sun room
- Gardens front & rear in lawn with patio area

## Entrance

### Entrance hall

### Lounge

15'9x12'3 (4.80mx3.73m)

### Dining room

10'10x10'9 (3.30mx3.28m)

### Kitchen

19'1x10'8 (5.82mx3.25m)

### Sun room

### Landing

### Bathroom

9'5x5'9 (2.87mx1.75m)

## Bedroom 1

12'4x10'9 (3.76mx3.28m)

## En-suite shower room

9'2x5'8 (2.79mx1.73m)

## Bedroom 2

12'4x8'8 (3.76mx2.64m)

## Bedroom 3

9'3x7'9 (2.82mx2.36m)

## Bedroom 4

8'10x6'10 (2.69mx2.08m)

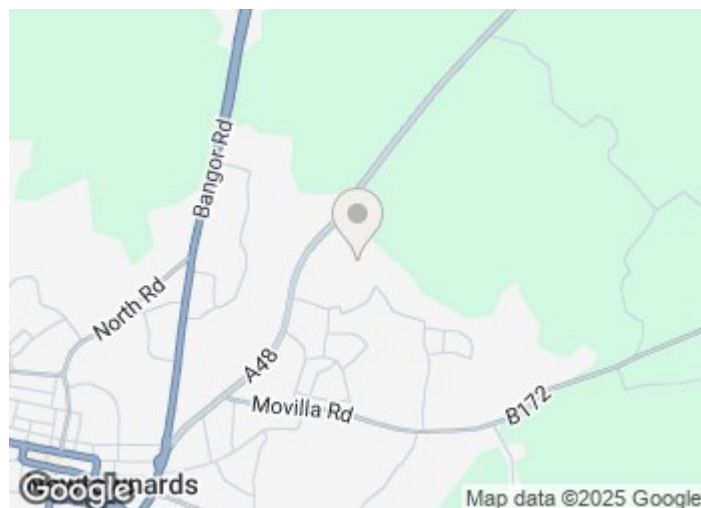
## Detached garage

18'7x10'2 (5.66mx3.10m)

## Outside

## Tenure

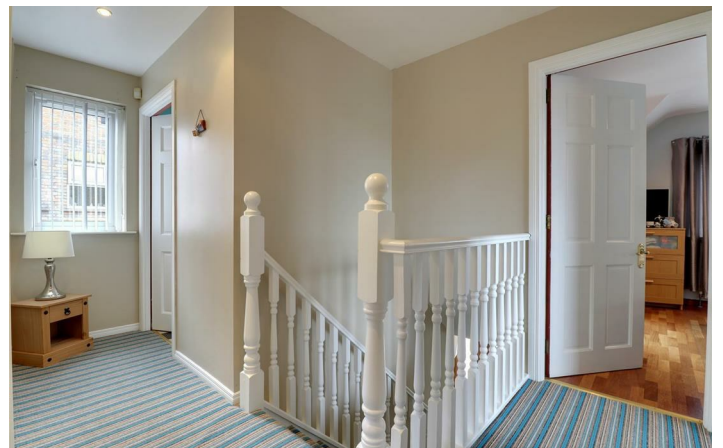
## Property misdescriptions



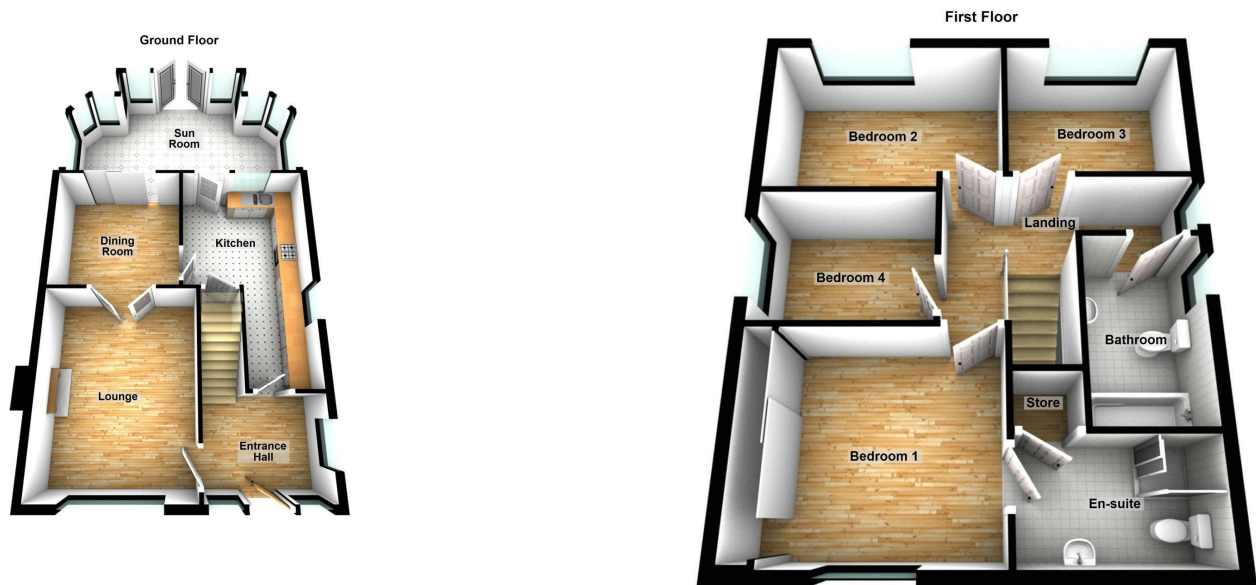
## Directions

Travelling out of Newtownards along Donaghadee Road turn right into Cronstown Road (opposite the Spar). At the end of the road turn left into Regency Park and follow the road around to the right and past the mini roundabout to where number 24 is located on the left.





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

