

23 Highfields Avenue, Newry, County Down, BT35 8UG



Asking Price £440,000

Property Description:

Welcome to the market this exceptional four-bedroom detached family home, occupying a prominent corner plot within the highly sought-after Highfields Development. Offering extensive and versatile accommodation across two beautifully presented floors, homes of this calibre rarely become available in such a desirable residential location, ideally positioned close to leading schools, local shops, and major commuter routes.

Upon entering the property, you are greeted by a bright and spacious porch with glazed inner door leading to the welcoming main hallway, finished with stylish tiled flooring. To the right, the elegant lounge boasts attractive wood panelling and a multi-fuel stove with tiled chimney breast, creating a warm and inviting focal point. Double doors open into the stunning sunroom to the rear, featuring tiled flooring and panoramic views across the City Centre, with double doors leading directly to the rear patio and garden.

Adjacent to the sunroom is the fully fitted kitchen, complete with integrated electrical appliances and space for a fridge freezer. A separate utility room to the rear is plumbed for both a washing machine and tumble dryer and is complemented by a fully tiled shower room. The spacious family room, accessed from the rear hallway, features a beautiful bay window and partial wood panelling. This flexible space could easily serve as a playroom, snug, home office, or additional bedroom, depending on individual family requirements.

The first floor comprises a spacious landing leading to four generously proportioned double bedrooms, all finished with carpet flooring. The impressive principal bedroom benefits from a large walk-in wardrobe and en-suite shower room, while two additional bedrooms also enjoy en-suite facilities. The luxurious family bathroom is fitted with a corner bath, separate shower, WC, and wash hand basin.

Externally, the property enjoys beautifully maintained gardens to the front, side, and rear, laid in lawn and enclosed by timber fencing. The rear garden is a particular feature of the home, enjoying excellent sunlight throughout the day and offering a paved porcelain patio area ideal for outdoor entertaining and family dining. There are foundations to the rear for a potential garage, outbuilding or garden room, subject to planning (previous approval has expired).

Combining generous living accommodation, high-quality finishes, and an enviable setting, this outstanding home presents a rare opportunity to acquire a substantial family residence in one of Newry's most prestigious addresses.

- Substantial Four Bedroom Detached Home
- Oil Fired Central Heating
- PVC Double Glazing.
- Partially floored roof space.
- Wired for intruder alarm.
- Gardens to the front with off street parking.
- Porcelain paved patio area to the rear with an extensive lower garden with a concrete base suitable for a variety of uses.







Floorplan



Floor 1



Floor 2





Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for

Energy Performance Certificate

Viewing:

By appointment only

Opening Hours

Monday -Thursday 9-5:30

Friday 9-5

Saturday: By appointment only

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

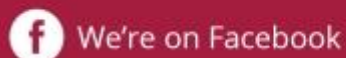
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

REQUEST A VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

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