



8 Newtown Park , Newtownards, BT23 7ZQ

"I'm on the top of the world, looking down on creation," or so sang Karen Carpenter - I wonder if she had just visited number 8 Newton Park? WOW! This impressive detached home extends to almost 2,000 sq.ft. and sits on a lofty elevated site, of nearly 1/4 acre, at the head of a cul-de-sac, and offers amazing views across the whole of Newtownards town. The property offers 4 bedrooms, including two very generous doubles, one with en-suite shower room and one with direct access to the very modern family bathroom. The ground floor centres around a luxury kitchen/diner, with granite worktops, which is open plan to a spacious family/dining room and also affords access to the formal lounge via French doors - an ideal home for having friends and family around to entertain. uPVC double glazed patio doors give access to the impressive rear garden, in lawn, and the separate side garden, with its delightful paved sun terrace. It benefits from part uPVC and part mahogany double glazing plus Phoenix gas central heating. Externally there is a detached garage with generous brick paved landscaping and driveway. It's quite the property and no doubt one which will make you the envy of your friends so give us a call and secure a personal viewing at your earliest opportunity.

Offers Around £395,000

8 Newtown Park

, Newtownards, BT23 7ZQ



- Impressive detached home on elevated site with excellent views
- Lounge with feature fireplace
- Brick paved driveway to detached garage
- Please see our website for full details
- 4 Bedrooms - bedroom 2 with ensuite
- Modern family bathroom with free standing bath and separate shower cubicle
- Generous rear garden in lawn with 2 separate paved patio areas and mature shrubs
- Luxury kitchen/diner open plan to family/dining room
- Gas fired central heating - Part uPVC/Part hardwood double glazed
- Scenic views across Newtownards town from front elevation

Entrance

Hallway

12x8 (3.66mx2.44m)

Kitchen/Diner

29'5x9'9 (8.97mx2.97m)

Utility room

5x5'2 (1.52mx1.57m)

Family/Dining Room

22'2x13'3 (6.76mx4.04m)

Lounge

16'4x12'2 (4.98mx3.71m)

WC

5'3x5'1 (1.60mx1.55m)

First floor landing

Bedroom 1

17'4x13'3 (5.28mx4.04m)

Bathroom

9'5x12 (2.87mx3.66m)

Bedroom 2

13'1x12'2 (3.99mx3.71m)

En Suite

2'10x6'6 (0.86mx1.98m)

Bedroom 3

9'9x9'10 (2.97mx3.00m)

Bedroom 4

7'7x9'9 (2.31mx2.97m)

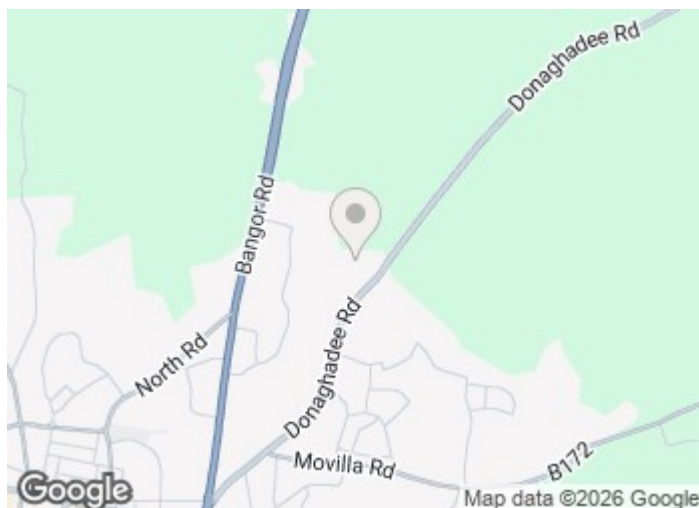
Garage

19'2x11'3 (5.84mx3.43m)

Outside

Tenure

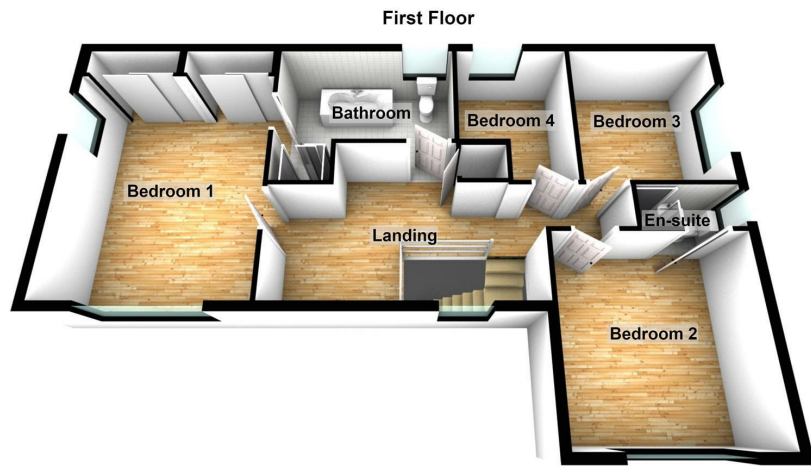
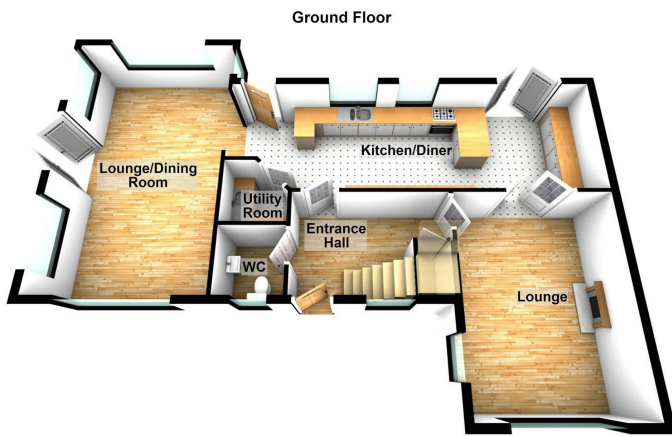
Property misdescriptions



Directions



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland	EU Directive 2002/91/EC	