



48 Second Street Rivenwood | Newtownards | BT23 8AG

02891 180081 | viewings by appointment 7 days a week

365
estateagents.co.uk

48 Second Street Rivenwood

- * Fabulous detached family home in the popular Rivenwood Development
- * Immaculately presented throughout and ready to move into
- * Living room with feature inglenook fireplace with wood burning stove
- * Fantastic kitchen with integrated appliances open plan to dining room
- * Impressive sunroom with feature vaulted ceiling
- * Useful utility room
- * Ground floor guest WC
- * Three double bedrooms, the master benefitting from an en-suite shower room
- * Contemporary family bathroom with four piece white suite
- * Gas fired central heating & double glazed windows
- * Driveway with parking for 3 cars
- * Front garden laid in lawn
- * Fully enclosed and private south facing rear garden laid in lawn with feature shaded decking area
- * 8 years NHBC Warranty

Offers Around: £247,500



Instantly Impressive!

This is an exceptional detached home that is perfect for growing and established families looking for a stunning property in a convenient location. The property has plenty of downstairs living space that is ideal for family time, entertaining family and friends and for some often needed peace and quiet. The main focal point of the property is undoubtedly the fantastic kitchen open plan to the dining room and fabulous sunroom with feature vaulted ceiling, where many an hour will be spent. The current vendors have invested time and money in the immaculate presentation and finish throughout meaning this is an excellent opportunity for the lucky purchaser to acquire a stunning home in a much sought after development.

Downstairs comprises of a bright and welcoming entrance hall, a bright living room with feature inglenook fireplace with wood burning stove, the ideal place to curl up on those cooler evenings, a fantastic kitchen with multiple integrated appliances, and this is open plan to the dining room and impressive sunroom with vaulted ceiling with access to the rear garden, making it the perfect place for entertaining family and friends. The downstairs accommodation is completed by a utility room and a useful guest WC. On the first floor there are three well-proportioned bedrooms, the master boasting an en-suite shower room, and a family bathroom with four piece white suite.

Externally, the front garden is laid in lawn and there is a driveway providing parking for 3 cars. The rear of the property is south facing, private and fully enclosed and there are two areas laid in lawn, providing plenty of space for the children and their toys. There is also a feature paved patio area and a raised shaded decking area where you can relax with family and friends and enjoy a BBQ.

Second Street Rivenwood is situated in the highly sought after Rivenwood development in Newtownards and every amenity is on your doorstep. There are a number of primary and secondary schools nearby and with easy access to the town centre, Bangor and commuting to Belfast, this really is a fabulous opportunity for the lucky purchaser!



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



THIS PROPERTY COMPRISES

Wooden front door to...

ENTRANCE HALL: Laminate wooden flooring.

LIVING ROOM: (5.40m x 3.66m) Dual aspect windows. Feature inglenook fireplace with tiled hearth and wood burning stove.

KITCHEN/DINING ROOM: (5.38 x 3.54m) Range of high and low level units with wood effect work surfaces, 1 ½ bowl 'Franke' composite sink unit with mixer tap, 4 ring gas hob, stainless steel extractor hood, integrated single oven, integrated microwave, integrated fridge/freezer, integrated dishwasher. Dining space. Recessed lighting, laminate wooden flooring. Open to...

SUNROOM: (3.59m x 3.59m) Feature vaulted ceiling. Feature wood panelling. Laminate wooden flooring. Sliding doors to the rear garden.

GUEST WC: Two piece white suite comprising low flush WC and wash hand basin. Feature wood panelling. Tiled floor. Extractor fan.

UTILITY ROOM: (2.24m x 1.89m) Low level units with wood effect work surfaces and 'Franke' composite sink unit with mixer tap. Integrated washing machine. Recessed lighting. Tiled floor. Door to rear.

FIRST FLOOR

LANDING: Storage cupboard.

MASTER BEDROOM: (4.02m x 3.37m) Feature vaulted ceiling. Feature wood wall panelling.

EN-SUITE SHOWER ROOM: Three piece white suite comprising fully tiled corner shower cubicle with plumbed shower unit, vanity unit with wash hand basin and low flush WC. Stainless steel heated towel rail. Recessed lighting. Tiled floor, part tiled walls and extractor fan.

BEDROOM (2): (3.62m x 2.70m)

BEDROOM (3): (3.58m x 2.57m) Feature wood wall panelling.

FAMILY BATHROOM: Four piece white suite comprising panelled bath, separate fully tiled corner shower cubicle with plumbed shower unit, vanity unit with wash hand basin and low flush WC. Stainless steel heated towel rail. Recessed lighting. Tiled floor, part tiled walls, extractor fan.

OUTSIDE

Front garden laid in lawn. Tarmac driveway with parking for 3 cars.

Fully enclosed south facing rear garden laid with two areas in lawn with a paved patio area and feature raised shaded decking area. Gate to rear. Light. Water tap. Shed.



2 Innotec Drive, Bangor, County Down, BT19 7PD

T: 02891 180081 | 365estateagents.co.uk | info@365estateagents.co.uk

