



12

WARREN AVENUE,
DONAGHADEE

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STUNNING DETACHED FAMILY HOME

Have you ever stayed in an atmospheric, boutique Hotel and wondered why the rest of your life didn't measure up? Then Number 12 Warren Avenue, Donaghadee may be the answer.

The opportunity to purchase a prestigious, commanding property with such a unique design and stunning placement, in arguably one of the most sought-after areas in North Down, is a rare one.

Independent Property Estates are truly honoured to present to the Sales Market Number 12 Warren Avenue, Donaghadee, a magnificent and commanding Family Residence, nestled off the prestigious Warren Road area, within one of the most sought-after residential locations in North Down.

Donaghadee has itself become widely recognized as the Culinary Capital of Northern Ireland, as it offers a number of award-winning Restaurants, which are all within walking distance from this exceptional and commanding Family home.

Number 12 Warren Avenue is without doubt one of the finest Properties to be introduced to the Sales Market within this area for many years and we would strongly recommend an early viewing to truly appreciate what this commanding Family Residence has to offer.

This opulent & spacious Family home, provides exceptional accommodation, both indoors and outdoors, for relaxing and entertaining, therefore offering ideal family living for today's modern & growing family.



BEAUTIFUL VIEWS OVER
DONAGHADEE HARBOUR
& THE IRISH SEA

Specification

- Stunning Detached Family Home
- Total Area Circa 4,178 sq ft
- Luxury Contemporary Finish Throughout
- Beautiful Views Over Donaghadee Harbour & The Irish Sea
- Spacious, Flexible & Adaptable Accommodation over Two Floors
- Sun Room Entrance Leading to Spacious Reception Hall
- Four First Floor Double Bedrooms (Two with Ensuite Facilities)
- Principal Bedroom with Access to Balcony with Stunning Views &:
- Deluxe Fitted Four-Piece Ensuite Bathroom
- Bedrooms accompanied by Dressing / Office Areas
- Three Separate Reception Rooms each enjoying Sea Views
- Luxury Fitted Kitchen with Quartz Worktops opening to provide Dining Space
- Luxury Fitted Utility Room with matching Quartz Worktops and side access
- Deluxe Fitted Spacious First Floor Shower Room
- Contemporary Styled Ground Floor W.C.
- Oil Fired Central Heating & Pressurised Water System
- Spacious Driveway Providing Off-Road Parking & Access to Double Garage
- Fully Enclosed Rear Garden in Lawn, Feature Paving & Timber Decking
- Secluded Cul-De-Sac Location in Prestigious & Sought-After Area

OFFERS OVER - £699,995





Reception Hall



Dining Room



Dining Room



Lounge



Kitchen / Dining



Kitchen / Dining



Family Room



Utility Room

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From entering the Reception Hall, one cannot help but to be overwhelmed by the grandeur, spaciousness, and uniqueness of this stunning and opulent home.

This sets the tone for what is to come as you start your journey through this truly bespoke Family Home.

Ground Floor

Sun Room Entrance (16' 0" x 10' 7")
Beautiful Sun Room Reception Room to the Property with a West Aspect to enjoy the evening sun.

Reception Hall (16' 0" x 14' 1")
Spacious Reception Hall, an individual room in its own right acting as a hub for the Property and setting the tone for the space and grandeur the Property offers. Complete with wooden flooring.

Dining Room (24' 1" x 14' 11")
Arguably the jewel in the crown of this home. Extending to the rear of the Property this room enjoys the stunning sea & harbour views on offer via panoramic windows. Double Doors leading

to the Rear Patio Area. Complete with wooden flooring continued from the Reception Hall and a separate door leads to the Kitchen.

Lounge (29' 3" x 17' 8")
Originally designed as a 'Snooker Room', and as the name suggests, this spacious Reception Room enjoys a dual aspect and boasts a feature Stove Burner set on a stone Fireplace.

Family Room (14' 8" x 13' 11")
Rear aspect Reception Room with Wooden Flooring and enjoying the beautiful Harbour & Sea Views.

Office / Study Area (13' 11" x 8' 5")
Serving as a Hallway to the Lounge & Family Room, this spacious area is also ideal for use a Study / Office Area. Complete with wooden floor.

Kitchen / Dining (25' 0" x 18' 0") at widest point
Luxury fitted Kitchen with an excellent range of high and low level units with Quartz Worktops and a matching Island Unit. Opening to provide ample space for dining and features a Cast Iron Fireplace and remote control lighting.

Utility Room (14' 11" x 9' 4") at widest point
Quality fitted Utility Room with an excellent range of high and low level units with Quartz Worktops. Plumbed for appliances and offers a side access to the Property.

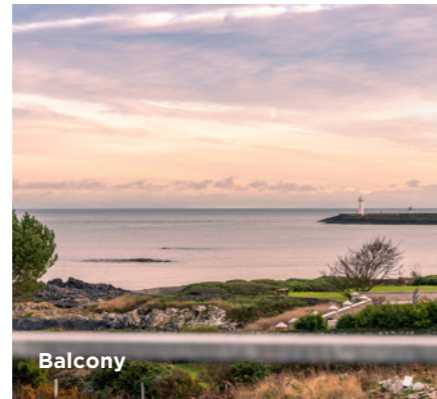
W.C. (9' 1" x 3' 2")
Two-piece suite comprising a Push Button W.C. and a Wash Hand Basin with Storage Under. Complete with tiled flooring.



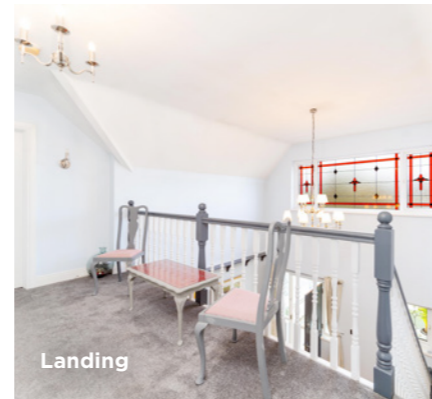
Principal Bedroom



Ensuite Bathroom



Balcony



Landing



Shower Room



Bedroom Two



Bedroom Four



Bedroom Three

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This unique family home is positioned in a secluded cul-de-sac location and situated on the coastline and therefore providing breath taking Sea Views for as far as the eye can see.

This magnificent, opulent family home offers an equally stunning interior, with contemporary everyday living spaces, complimented with outdoor grounds ideal for entertaining, or for the ever-growing family to utilise the area for outdoor relaxing and entertaining.

First Floor

Principal Bedroom (15' 1" x 14' 1")

Rear aspect double Bedroom with double doors leading to the Balcony with Stunning views over Donaghadee Harbour and the Irish Sea. Access to:

Walk-In Wardrobe (11' 2" x 5' 7")

Spacious Dressing / Wardrobe Area located off Principal Bedroom.

Ensuite Bathroom (14' 2" x 9' 7")

Contemporary deluxe fitted Bathroom Suite comprising a tile surround Bath, a hidden cistern W.C. a Bidet and a walk-in Shower Enclosure.

Bedroom Two (25' 6" x 14' 10") at widest point

Spacious through aspect double Bedroom with views over Donaghadee Harbour and the Irish Sea to the rear and towards the Copeland Islands to the front. Access to:

Ensuite Shower Room (7' 4" x 5' 7") at widest points

White three-piece suite comprising a Wash Hand Basin with storage under, a Push Button W.C., and a Corner Shower Cubicle.

Bedroom Two Dressing Area (9' 7" x 8' 10")

Dressing / Study Area linking Bedroom Two to the Landing.

Bedroom Three (17' 5" x 14' 6") at widest point

Front aspect double Bedroom.

Bedroom Four (17' 5" x 12' 2")

Rear aspect double Bedroom with views over Donaghadee Harbour and the Irish Sea.

Dressing Area (14' 8" x 8' 11")

Spacious Dressing Area / Study Area adjacent to Bedrooms Three & Four.

Shower Room (12' 10" x 7' 7")

Spacious deluxe fitted contemporary styled Shower Room with a three-piece suite comprising a Push Button W.C., a Wash Hand Basin with storage under and a tiled walk-in shower enclosure. Complete with tiled flooring.



Outside

The Property also boasts two large Garages which could be ideally converted to suit a myriad of requirements, subject to the appropriate approvals.

Externally, sitting on a generous sized and private site, this stunning home enjoys a spacious parking area to the front with a tarmac driveway facilitating car parking for multiple vehicles.

To the rear of the Property, there is a beautiful private and secure garden, complemented with a large decking area offering a tranquil area to relax or entertain.

Front

Spacious driveway providing off-road parking for multiple vehicles and access to the Double Garage. An enclosed lawn seating area provides an additional place to relax. Edge with flowerbeds and fencing to the front boundary for privacy.

Double Garage

(Garage One - 20' 2" x 10' 0" & Garage Two - 20' 2" x 8' 9")
Spacious Double Garage with solid central wall dividing the garage with internal door linking both sides. Two separate Roller Shutter Doors and a pedestrian access from the side.

Rear

Spacious and fully enclosed garden cleverly laid out and zoned into multiple individual areas for a myriad of uses. Centrally, the garden is laid in lawn edged with cleverly placed flower bedding. Fully capitalising on the views on offer, a raised Timber Decking area, with multiple power points, provides an ideal place to relax or entertain. Linking the Rear of the Property to the lawn is a feature paved Patio Area providing additional entertaining / relaxing space.





Number 12 Warren Avenue is also a short walk to Donaghadee Town Centre along the splendid Coastal Path and within close proximity to both Donaghadee Golf Club and Donaghadee Sailing Club.

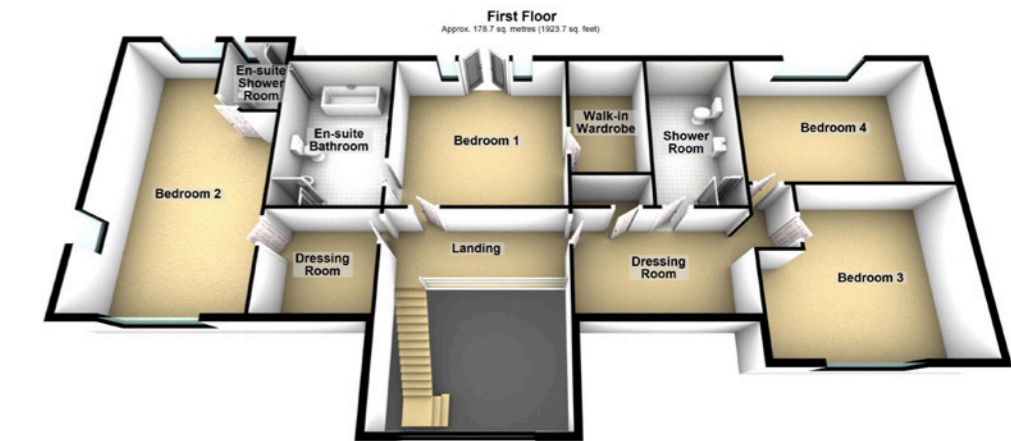
Detached Family Homes such as Number 12 Warren Avenue, with the exceptional accommodation on offer, are always in huge demand and it is with this in mind that we believe that it is very likely that the new owners of Number 12, may well be currently residing overseas and are patiently waiting for this magnificent home to come to the Open-Market; well now is that opportunity.

We really have run out of superlatives for this amazing Home and as such we really do recommend a personal accompanied viewing of this commanding Family Home, as its true magnificence can only be appreciated by seeing in person what exactly is on offer.

Floor Plans



Ground Floor



First Floor

TOTAL AREA CIRCA 4,178 SQ FT



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92+	A		
81-91	B		
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55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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