



6 Ensbury Drive | Bangor | BT19 6UF

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6 Ensbury Drive

- * Fabulous detached property in a highly desirable area of Bangor
- * Adaptable and flexible accommodation to suit growing or established families
- * Quiet cul-de-sac location, ideal for young families
- * Five well-proportioned bedrooms, one with en-suite shower room
- * Choice of four spacious reception rooms, two boasting multi fuel burning stoves
- * Excellent recently installed kitchen open plan to dining room and family room with French doors to the rear garden
- * Separate utility room and additional quest WC
- * Ground floor bathroom with three piece white suite
- * Recently updated first floor shower room with three piece white suite
- * Converted integral garage space, ideal studio, gym, teenagers den
- * Front garden laid in lawn, driveway with parking for 3+ cars
- * Additional parking space to rear, ideal for caravan, boat etc.
- * Fully enclosed and private rear garden laid in lawn with feature paved areas
- * Oil fired central heating and double glazed throughout
- * Conveniently located close to primary & secondary schools

Offers Around: £365,000



A Family Home To Be Proud Of!

This is a fantastic detached property located in a very popular residential area, offering spacious accommodation to meet the demands of modern-day family living. There is a choice of five good sized bedrooms, one boasting an en-suite shower room, and four spacious reception rooms, including a fantastic kitchen that is open plan to the dining room and a family room. This space flows beautifully to the rear of the property making it sure to be a hit when entertaining family and friends.

Downstairs comprises of a welcoming entrance hall, a lovely living room, a separate family room, an additional reception room with multi-fuel burning stove and French doors to the rear and an excellent, recently installed, modern kitchen that is open plan to the dining room and a further family room/snug. This space boasts a multi-fuel burning stove, the ideal place to be on those cooler nights, and French doors lead to the rear garden – perfect for entertaining family and friends. There is also a bedroom with an ensuite shower room, a spacious family bathroom with a three piece white suite, a utility room and a useful downstairs WC.

Upstairs comprises of four well-proportioned bedrooms, one with access to a reduced height space that can be used as a playroom, and a recently installed shower room with a contemporary, white, three piece suite. The accommodation is completed by the converted garage providing a fantastic studio/gym, the perfect space for health conscious or creative purchasers, those looking to work from home or for teenagers to hang out with their friends.

Externally the property benefits from front garden laid in lawn and a paviour driveway with parking for three cars. There is an electric car charging point and double gates leading to further parking which is deal for a boat or caravan. To the rear is a fully enclosed and private westerly facing garden laid in lawn providing plenty of space for the children to play and there is a feature paved area where many a BBQ will be enjoyed!

Ensburry Drive is a highly regarded residential area of Bangor and is ideally located close to leading primary and secondary schools and there is a small shopping village within walking distance. with every amenity on your doorstep. Situated close to a bus route and with easy access to the ring roads for commuting to Belfast, this really is a fabulous opportunity for the lucky purchaser!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	66 D
39-54	E		
21-38	F		
1-20	G		



THIS PROPERTY COMPRISES

ENTRANCE HALL: Tiled flooring. Shelved hotpress.

LIVING ROOM: (3.60m x 3.31m) Laminate wooden flooring.

RECEPTION ROOM: (3.70m x 3.58m) Laminate wooden flooring.

RECEPTION ROOM: (4.14m x 3.68m) Fireplace with multi-fuel burning stove. Laminate wooden flooring. French doors to rear.

FAMILY BATHROOM: Three piece white suite comprising jacuzzi bath with mixer tap, pedestal wash hand basin with mixer tap and low flush WC. Stainless steel heated towel rail. Fully tiled walls, tiled floor. Recessed lighting.

RECEPTION ROOM/BEDROOM (5): (4.16m x 3.42m) Laminate wooden flooring. Built-in wardrobes.

ENSUITE SHOWER ROOM: Modern three piece white suite comprising fully tiled corner shower cubicle, built-in vanity unit with wash hand basin and storage shelves and low flush WC. Stainless steel heated towel rail. Part tiled walls and tiled floor. Recessed lighting. Extractor fan.

DINING ROOM: (3.70m x 2.42m) Laminate wooden flooring. French doors to rear. Open to...

KITCHEN: (3.65m x 2.80m) Excellent range of high and low level white units with wooden work surfaces, feature ceramic sink with mixer tap, built-in under counter single oven, Bosch 4 ring ceramic hob, concealed extractor hood, housing for fridge/freezer, integrated dishwasher. Island unit with feature light. Recessed lighting. Laminate wooden flooring. Open to...

FAMILY ROOM: (5.74m x 3.65m) Fireplace with multi-fuel burning stove. Laminate wooden flooring.

UTILITY ROOM: (2.70m x 1.89m) Low level units with granite work surfaces and single bowl stainless steel sink unit. Plumbed for washing machine. Tiled floor. Door to rear. Door to Storage room. Door to downstairs WC.

DOWNSTAIRS WC: White suite comprising low flush WC and wash hand basin. Fully tiled walls and floor.

STORAGE ROOM: (3.63m x 1.67m) Built-in shelving. Oil fired boiler.

STUDIO: (4.71m x 3.40m) Laminate wooden flooring. Built-in wardrobes.

FIRST FLOOR

BEDROOM (1): (4.19m x 4.11m) Storage in eaves. Leads to reduced height room/den/playspace.

BEDROOM (2): (4.46m x 3.40m)

BEDROOM (3): (3.62m x 2.30m)

BEDROOM (4): (2.98m x 2.28m)

SHOWER ROOM: Contemporary white suite comprising vanity unit with wash hand basin, low flush WC and large shower enclosure. Tiled walls, luxury vinyl flooring. Stainless steel towel rail, recessed lighting.

OUTSIDE

Front garden laid in lawn with mature shrubs. Paviour driveway with parking for 3+ cars.

DETACHED GARAGE: (6.38m x 3.45m) Up and over door. Power and light. Electric car charging point.

Double gates leading to additional paviour parking area. Fully enclosed and private rear and side garden laid in lawn with feature paved patio area. Mature shrubs and trees. Water tap.



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