

simon**BRIEN**
RESIDENTIAL

11 Milecross Manor,
Belfast Road, Newtownards, BT23 4ZW



Offers Around £310,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- An attractive, sleek and modern semi-detached home
- Holding circa 1,500 sq ft, spread over three floors
- Energy efficiency rating B83
- Located on the Belfast Road, opposite Kiltonga Nature Reserve
- Entrance hall with tiled floor, cloaks cupboard and access to integral garage
- Luxury cloakroom comprising modern white suite
- Luxury kitchen/ dining/ living with Putty coloured units, Quartz tops, range of integrated appliances and island
- Lounge with engineered light Oak floor and French doors to "Juliet" balcony
- Three good sized bedrooms
- Master bedroom with luxury ensuite, dressing area and views to Scrabo Tower and woodland of Kiltonga Nature Reserve
- Luxury family bathroom comprising modern white suite
- Integrated garage which has been plastered and painted, grey automatic roller door
- Tobermore brick paved driveway to front
- Immaculate garden to rear laid out in manicured lawn, well stocked shrub bed, paved patio and fencing
- 2 zone gas fired central heating system
- uPVC double glazed windows and rear doors, composite front door
- Roofspace accessed via integrated ladder, has been floored and has electric light
- Alarm system
- Various storage cupboards
- Management company fee of circa £300 per annum



SUMMARY

An exceptional, recently constructed, semi-detached residence with a most attractive sleek and modern theme throughout. This is a superb opportunity to acquire a stunning home in a convenient position and set on manageable gardens with both hard and soft landscaped areas – offering plenty of outdoor space to entertain family and friends. Constructed in 2021, 11 Milecross Manor has been thoughtfully designed and unquestionably finished to a modern standard, with no expense spared to it's up to the minute specification, moreover, showcasing the excellent use of space and maximising natural light within the home.

Located within a contemporary development opposite Kiltonga Nature Reserve on the popular Belfast Road, this stunning home will offer convenience to the towns many amenities, and further its ease of access to a host of leading schools, Belfast, Ulster Hospital, and the City Airport.

Covering c. 1,500 sq ft, excluding garage, over three floors, the property's accommodation briefly comprises: entrance hall, luxury downstairs cloakroom, lounge with "Juliet" balcony, the hub of the house - a large open plan luxury kitchen/ dining/ living area with attractive Putty coloured units, range of integrated appliances, Quartz tops, large island, and a set of patio doors with direct access to the rear enclosed garden. There are three good sized bedrooms, master bedroom offers stunning viewing to the tree canopy of Kiltonga Nature Reserve- walk in dressing area and a luxury ensuite facility and a luxury family bathroom comprising modern White suite. Of note, there are various, very handy integrated storage cupboards

The integral garage can be accessed from the entrance hall of the property, it has been plastered and painted and is accessed via a remote control roller door from a Tobermore brick paved driveway. There are landscaped gardens to the rear laid out in manicured lawn, paved patio area, well stocked flowerbeds, and fencing.

This is a beautiful home ideal for a growing family unit, to arrange your viewing appraisal please contact our Newtownards office at your earliest convenience.



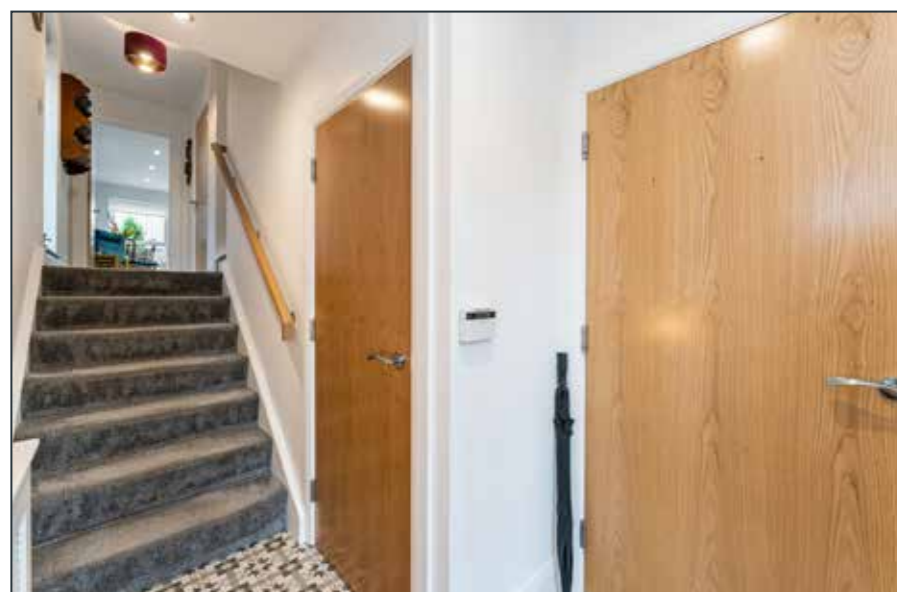
THE PROPERTY COMPRISES:

GROUND FLOOR

Composite front door, outside light.

**LUXURY FITTED KITCHEN/LIVING/DINING:
20' 6" x 15' 7" (6.25m x 4.75m)**

1.5 tub single drainer stainless steel sink unit with mixer taps, range of high and low level Putty coloured units, white Quartz work surfaces, 4 ring gas hob unit, stainless steel and glass extractor hood, built in oven, integrated microwave, dishwasher, under counter fridge and freezer, wine cooler, concealed lighting, island with breakfast bar, ceramic tiled floor, LED recessed spotlighting, uPVC double glazed French doors to rear, wired for wall mounted TV.



ENTRANCE HALL:

Ceramic tiled floor, LED recessed spotlighting. Concealed cupboard with gas boiler and shelving. Door to integral garage. Stairs to first floor.



LUXURY CLOAKROOM:

Modern white suite comprising: Grey high gloss vanity sink unit with mixer taps, push button WC, feature wall and floor tiling, extractor fan, LED recessed spotlighting.



LOUNGE:

15' 7" x 11' 9" (4.75m x 3.58m)

Polished engineered light oak floor, LED recessed spotlighting, uPVC double glazed French doors to Juliet balcony with glass panel balustrade, TV and telephone points.



HALF LANDING:

Double storage cupboard.

FIRST FLOOR

LANDING:

Part vaulted ceiling, Keylite window, storage cupboard.



BEDROOM (2):

13' 10" x 7' 6" (4.22m x 2.29m)

Access to roofspace via integrated ladder, floored and electric light, wired for wall mounted TV..



BEDROOM (3):

10' 3" x 7' 8" (3.12m x 2.34m)

Wired for wall mounted TV.



LUXURY BATHROOM:

Modern white suite comprising: panelled bath with chrome mixer taps and telephone hand shower, large separate fully tiled shower cubicle with thermostatically controlled shower, rain head and telephone hand shower, grey high gloss vanity sink unit with mixer taps, wall mounted heated mirror with integral lighting, wall tiling, push button WC, chrome towel radiator, feature wall and floor tiling, keylite light well, LED recessed spotlighting, extractor fan.



SECOND FLOOR

MASTER BEDROOM: 11' 9" x 11' 8" (3.58m x 3.56m)

Wired for wall mounted TV, fantastic views to Scrabo Tower, woodland and glimpses of Kiltonga Nature Reserve.



DRESSING ROOM: 10' 11" x 6' 2" (3.33m x 1.88m)

(L shaped) light and power, shelving and hanging space.



LUXURY ENSUITE:

Modern white suite comprising: Large separate fully tiled shower cubicle with thermostatically controlled shower, rain head and telephone hand shower, grey high gloss vanity sink unit with mixer taps, wall mounted heated mirror with integral lighting, wall tiling, push button WC, wall tiling, ceramic tiled floor, chrome towel radiator, LED recessed spotlighting, extractor fan.



OUTSIDE

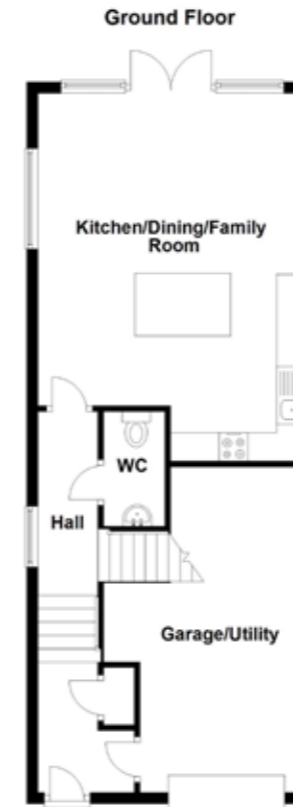
INTEGRAL GARAGE: 18' 10" x 11' 9" (5.74m x 3.58m) (At widest points)

Grey electronic roller door, single drainer stainless steel sink unit with mixer taps, Formica roll edge work surfaces, low level cupboards, plumbed for washing machine, recess for tumble dryer, plastered and painted. Approached via Tobermore brick driveway.

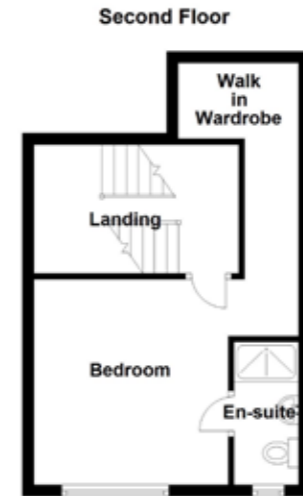
Garden to rear in manicured lawn, well stocked flowerbeds, modern paved patio, fencing, outside light, outside water tap, access to side for bins etc.

RATES: 1437.48

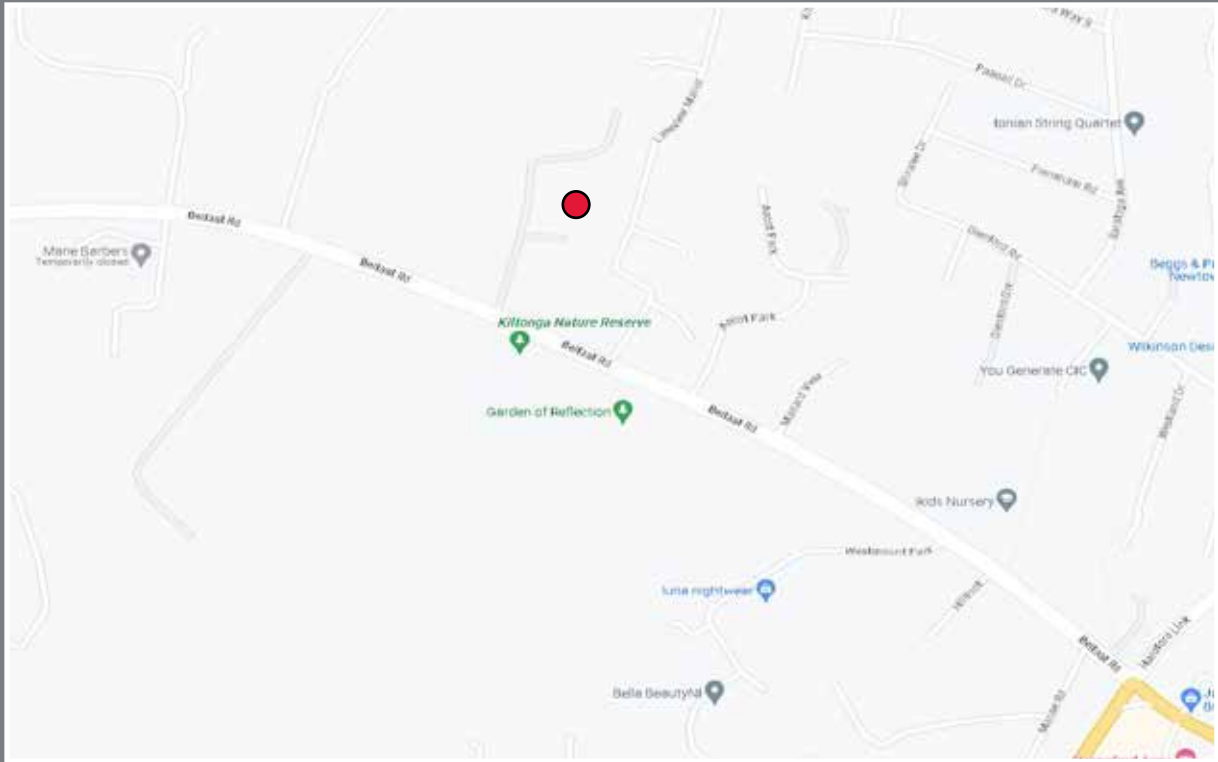




This plan is for illustrative purposes only.
Plan produced using PlanUp.
11 Milecross Manor, Newtownards



Location



Milecross Manor is located on the Belfast Road, opposite Kiltonga Nature Reserve.

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RO/J/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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