

# For Sale

Offers Around: £314,500

SimonBrien



95F Green Ridge,  
Newtownards, BT23 7BZ



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#### KEY FEATURES

- Newly constructed 4 bedroom, 3 bathroom detached home with luxury turnkey finish
- Internal area approx. 1540 sq ft extending over three floors
- Popular location on the Bangor Road close to the amenities of Newtownards town centre and commuter routes to Bangor & Belfast
- Fully fitted designer quality kitchen with excellent range of units that include pull out storage and range of integrated appliances
- Open plan family dining space to the rear of the property with full height windows and access directly on to the rear paved patio and back garden area
- Large front garden laid with turf lawns
- Tobermore paved driveway with parking for 2 cars
- Gas fired central heating with programmable thermostat to each floor
- Worcester Bosch Combi Boiler
- Energy Performance Rating of "B82"
- Substantial private corner site
- Wired for ultrafast broadband
- 10 year structural warranty

#### SUMMARY

95F, Green Ridge, is a luxury, newly constructed 4 bedroom detached home centrally located on a substantial private corner site beside the "Ards Peninsula Greenway" scenic walkway. Set back over 20 metres from the popular Bangor Road in the growing historic market town of Newtownards the location of this exceptional home offers ease of access to the main commuter routes to Belfast and Bangor while still being within walking distance of Newtownards town centre.

The property is built to the highest standards using traditional clay facing brick and an ivory K rend render. The double glazed grey upvc windows benefit from enhanced sound proofing and the high levels of insulation installed throughout the property contribute to 95F achieving an EPC rating of "B82". The large front garden, paved walkways, patio area and back garden along with a quality Tobermore paved driveway offer space and openness while the adjacent scenic walkway embankment provides privacy.

Internally the property offers a luxury turnkey specification. The accommodation extends over 3 floors. The ground floor hallway includes a cloakroom and a utility cupboard with space for washing machine and tumble dryer. The living room looks onto the front garden and driveway from a feature bay window. To the rear of the ground floor the kitchen has been designed with modern living in mind and is fully fitted with quality units, worktops and appliances. The open plan layout to the family dining area benefits from floor to ceiling windows and patio doors. The main bathroom, ensuite & shower rooms have all been fully tiled and fitted with contemporary white suites and thermostatic showers. The stairs, landings and 4 good sized bedrooms are fitted with quality underlay and carpet and the entire property is decorated throughout in elegant neutral tones.

To fully appreciate all that 95F, Green Ridge has to offer viewing is highly recommended.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

##### ENTRANCE HALL:

Black composite front door, quality 12mm water resistant / scratch resistant "Urban Oak" laminate wood flooring. Recessed Lighting



##### UTILITY CUPBOARD:

5' 8" x 2' 3" (1.73m x 0.69m)

Worktop, stainless steel sink, plumbed and space for appliances, tiled splashback, tiled floor. 'Xpelair' extractor fan.



##### CLOAKROOM:

8' 7" x 3' 5" (2.62m x 1.04m)

Low flush WC, vanity sink unit with tiled splashback to sink, tiled windowsill and floor, recessed lighting, 'Xpelair' extractor.

**LIVING ROOM:**

**17' 2" x 12' 6" (5.23m x 3.81m) Into bay and at widest points.**

Bay window, quality 12 mm water resistant / scratch resistant "Urban Oak" laminate flooring. Recessed lighting with dimmer switch.



**KITCHEN:**

**11' 1" x 10' 5" (3.38m x 3.18m)**

Excellent range of high and low level units & work surfaces, 4 ring gas hob, black extractor fan, integrated electric oven, integrated fridge freezer, integrated microwave and dishwasher, open to Dining Area.

**FAMILY DINING AREA:**

**11' 9" x 7' 7" (3.58m x 2.06m)**

At widest points. Tiled floor, recessed lighting, full height windows, double doors to rear patio and back garden area.



**FIRST FLOOR**

**LANDING:**

Carpeted.

**BEDROOM (1):**

**12' 6" x 13' 5" (3.81m x 4.09m)**

Carpeted.

**ENSUITE SHOWER ROOM:**

Vanity sink unit, electric mirror, low flush WC, shower with drench shower head, radiator, extractor, fully tiled walls and floor, recessed lighting.



**MAIN BATHROOM:**

**10' 5" x 7' 2" (3.18m x 2.18m)**

At widest points. Walls and floor fully tiled with quality porcelain Italian tiles, shower enclosure with drench head shower, panelled bath with telephone hand shower, low flush WC, pedestal wash hand basin, electric mirror, recessed lights and 'Xpelair' extractor fan.



**BEDROOM (3):**  
**18' 8" x 7' 0" (5.69m x 2.13m) At widest points.**

Carpeted.



**SECOND FLOOR**

**LANDING:**

Ceiling with recessed lights and 'Velux' window.



**BEDROOM (2):**  
**14' 0" x 12' 6" (4.27m x 3.81m)**

Carpeted, 'Velux' window, storage into eaves.



**SHOWER ROOM:**  
**7' 4" x 6' 7" (2.24m x 2.01m) At widest points.**

Fully tiled walls and floor, pedestal wash hand basin, low flush WC, electric mirror, shower enclosure with thermostatic shower, recessed lighting, 'Xpelair' extractor fan, velux window.

**BEDROOM (4):**  
**14' 1" x 7' 0" (4.29m x 2.13m)**

Carpeted, storage cupboard, views to rear of property.



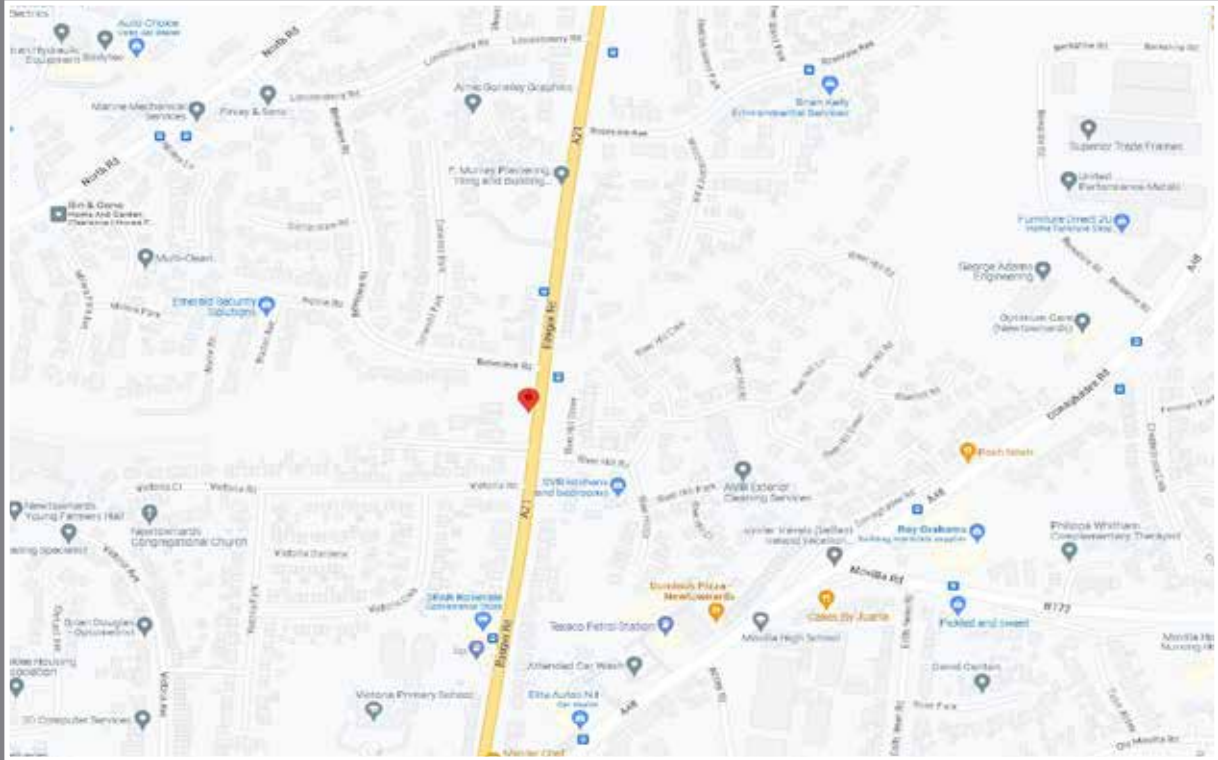
Ground Floor All measurements are approximate and for display purposes only

## OUTSIDE

Sliding gate to front of property leading to driveway area with parking, decorative stones and front lawn area. The side access to the rear patio and back garden has been paved and laid with decorative stones.



# Location



## 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

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REF: AW/J/23/AN



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

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