



42 Beechfield Drive | Bangor | BT19 7ZW

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42 Beechfield 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
- * Four well-proportioned bedrooms, one with en-suite shower room
- * Additional study/nursery/walk-in wardrobe
- * Choice of four spacious reception rooms
- * Excellent kitchen open plan to family room and sunroom, sliding door to the rear garden
- * Separate utility room and additional guest WC
- * Spacious family bathroom with four piece suite
- * Integral garage
- * Front garden laid in tarmac with extensive parking for cars, caravan, boat etc.
- * Fully enclosed and private rear garden laid in lawn with feature paved area
- * Oil fired central heating and double glazed throughout
- * Conveniently located close to commuter routes for Bangor, Newtownards and beyond

Offers Around: £354,000



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 four good sized bedrooms, one boasting an en-suite shower room, another offering an additional study/nursery/walk-in wardrobe, and four spacious reception rooms, including a fantastic kitchen that is open plan to the family room and sun 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 light and airy entrance hall, a large living room, a separate dining room, a spacious modern kitchen that is open plan to the family room and a fantastic sun room with sliding doors leading to the rear garden – perfect for entertaining family and friends. There is also a utility room leading to the integral garage and a useful downstairs WC.

Upstairs comprises of four well-proportioned bedrooms, one with access to a fantastic space that can be utilised as a study, nursery or spacious walk-in wardrobe, and the master boasts a recently installed ensuite shower room. The accommodation is completed by spacious family bathroom with four piece white suite.

Externally the property benefits from a large front garden that has been laid in tarmac providing extensive parking for cars, a caravan, boat etc. To the rear is a fully enclosed and private 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! In addition, there is a covered paved area with its own water and power supply that is the perfect place for your hot-tub!

Beechfield Drive is a highly regarded and sought after residential area of Bangor with plenty of amenities on the doorstep including a small shopping village and health centre. Transport links are easy and the property is minutes from both the centre of Bangor and Newtownards whilst also being ideally situated for commuting to Belfast.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	54 E	
21-38	F		
1-20	G		



THIS PROPERTY COMPRISES

Wooden front door to...

ENTRANCE HALL: Tiled flooring.

LIVING ROOM: (4.97m x 3.68m) Feature fireplace with cast iron surround and tiled hearth. Gas fire. Feature wooden wall panels.

DINING ROOM: (3.68m x 3.59m) Laminate wooden flooring.

KITCHEN: (3.77m x 3.63m) Excellent range of high and low level grey units with white granite effect work surfaces, 1½ bowl Blanco white composite sink with mixer tap, built-in under counter double oven, 5 ring gas hob, chrome extractor fan, housing for large American style fridge/freezer, integrated dishwasher. Breakfast bar. Recessed lighting. Part-tiled walls. Tiled flooring. Open to...

FAMILY ROOM: (4.76m x 3.63m) Recessed lighting. Tiled flooring. Open to...

SUNROOM: (5.12m x 2.77m) Feature vaulted ceiling. Recessed lighting. Tiled flooring. Sliding door to rear.

GUEST WC: Two piece white suite comprising low flush WC and pedestal wash hand basin. Tiled flooring. Extractor fan.

UTILITY ROOM: (2.86m x 2.70m) Low level units with single bowl stainless steel sink unit. Plumbed for washing machine. Space for a vented tumble dryer. Tiled flooring. Door to integral garage.

FIRST FLOOR

MASTER BEDROOM: (3.95m x 3.68m) Range of built-in sliderobes. Feature wall panelling. Recessed lighting.

ENSUITE SHOWER ROOM: Contemporary three piece white suite comprising panelled shower enclosure, pedestal wash hand basin and low flush WC. Stainless steel heated towel rail. Tiled floor. Recessed lighting. Extractor fan.

BEDROOM (2): (4.82m x 3.18m) Built-in silderobes. Laminate wooden flooring. Door to...

ADDITIONAL ROOM/STUDY/PLAYROOM ETC: (6.27m x 2.99m) Laminate wooden flooring. Recessed lighting. Eaves storage.

BEDROOM (3): (3.74m x 3.66m) Laminate wooden flooring.

BEDROOM (4): (3.59m x 2.68m) Laminate wooden flooring.

FAMILY BATHROOM: Four piece suite comprising panelled bath with mixer tap, pedestal wash hand basin, fully tiled corner shower cubicle with electric shower unit and low flush WC. Fully tiled walls, tiled floor. Extractor fan. Storage cupboard.

OUTSIDE

Front garden laid in tarmac providing extensive parking for cars, boats, caravans etc.

INTEGRAL GARAGE: (5.84m x 3.34m) Up and over door. Power and light. Door to side garden.

ADDITIONAL GARAGE SPACE: (3.07m x 2.03m) Up and over door. Door to utility room.

Fully enclosed, large private rear and side garden laid in lawn with feature paved patio area. Mature shrubs and trees. Water tap. Power supply. Light.

Covered paved area with water and power supply, currently used to house a hot tub.



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