



138 WARREN ROAD

Donaghadee BT21 0PQ

Offers Around

£1,800,000



HOUSE -
DETACHED
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Here is a rare and unique opportunity to purchase one of North Down's most desirable and iconic homes. Constructed in the year 2006 this fabulous property is built to the highest of standards throughout leaving little left to do but move your furniture in and enjoy. From both ground and first floor levels stunning views of Donaghadee Sound, Copeland Islands, Irish Sea and beyond can be enjoyed making this one of the coast's most prestigious locations and addresses.

The magnificent accommodation extends to around 8,000 square feet and offers a multitude of layouts to suit the needs of the owners. As viewers enter the property they will instantly notice the owner's attention to detail as well as the quality within this exquisite home. It is safe to say that no expense has been spared. A striking lobby and circular hall with Italian polished marble floor and ceiling speakers allows access to all ground floor reception rooms highlighting the thought that has gone into creating a fabulous environment for the lucky purchaser. Undoubtedly the room of the house is the drawing room with cathedral ceiling, walnut parquet floor and limestone fireplace imported from Italy and ceiling speakers remote controlled on media system. There is also a dining room with Kahrs engineered walnut flooring, ceiling speakers and keypad access to a media system. There is also a family room with Kahrs engineered walnut floor, ceiling speakers and feature gas fire, sun room with Italian marble floor, ceiling speakers and French doors to the rear garden and a superb kitchen with extensive range of inset units which are a stylish mixture of walnut and hand painted. There are also white marble worktops, Millennium Edition four oven Aga, range of integrated appliances, media sound system, ceiling speakers and adjoining pantry with backlit stained glass feature lighting. A utility room with a Quooker tap, excellent storage and Kahrs engineered walnut floor leads to a shower room with a double shower.



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ROOM DETAILS

Ground Floor

Double solid teak front doors to enclosed entrance porch.

ENCLOSED ENTRANCE PORCH:

Italian marble tiled floor, views to Donaghadee Sound, Copeland Islands and Irish Sea, ornate cornice ceiling, ceiling rose, French doors with leaded insets, leaded side panels and over panels to spacious reception hall.

SPACIOUS RECEPTION HALL:

Ornate cornice ceiling, built-in sound system, access door to lower level and garage, downstairs WC.

DOWNSTAIRS WC:

Two piece white suite comprising low flush WC, wash hand basin on walnut display with storage beneath, fully tiled Italian marble floor, ornate cornice ceiling, ceiling rose, views of Donaghadee Sound and Copeland Islands.

DRAWING ROOM:

(39'1" x 21'1")
at widest points
French doors with glazed and bevelled insets from reception hall, feature cathedral ceiling, Italian limestone fireplace and hearth with open fire, solid walnut parquet herringbone flooring, stunning views of Donaghadee Sound, Copeland Islands, Irish Sea and beyond, built-in sound system, ornate cornice ceiling, minstrel gallery.

DINING ROOM:

(29'2" x 18'11")
at widest points
Kahrs engineered walnut wooden floor, stunning views of Donaghadee Sound, Copeland Islands, Irish Sea and beyond, ornate cornice ceiling, French doors with glazed and bevelled insets from reception hall, two ceiling roses, built-in sound system.

FAMILY ROOM:

(20'11" x 19'10")
at widest points
Solid walnut wooden floor, ornate cornice ceiling, built-in sound system, feature gas fire, double glazed French doors to outside, aspect overlooking the rear garden.

SUN ROOM:

(21'3" x 18'6")
at widest points
Three sets of French doors with glazed and bevelled insets from family room, reception hall and kitchen, built-in sound system, ornate cornice ceiling, uPVC double glazed French doors to rear garden, aspect overlooking rear garden.

SUPERB FITTED KITCHEN WITH CASUAL DINING AREA AND

(31'2" x 16'5")
at widest points

With extensive range of high and low level inset units, mixture of hand painted units and walnut units with Swarovski crystal handles, two large solid wooden butchers' blocks, Italian marble work surfaces, double bowl sink unit with mixer tap, waste disposal unit and matching marble double drainer, large oil fired four oven Aga, Miele integrated two ring gas hob, Miele integrated oven, integrated Miele coffee machine, integrated dishwasher, island unit with Italian marble work surface, stainless steel sink unit with mixer tap, waste disposal unit, matching double Italian marble drainers, ornate cornice ceiling, built-in sound system, glass display cabinets with built-in lighting, two ceiling roses, Kahrs engineered walnut floor, built-in seating, telecom entry system, uPVC double glazed door to outside.

PANTRY:

(9'10" x 8'3")
With additional range of extensive storage units, plumbed for washing machine, feature stained glass ceiling windows, integrated ice dispensing double sub zero fridge freezer, comms cupboard with sound system, Kahrs engineered walnut floor.

UTILITY ROOM:

(14'5" x 10'6")
into cupboards at widest points
Extensive range of storage cupboards, composite worktop, sink unit with mixer tap, Quooker tap for instant hot water, plumbed for washing machine, space for fridge freezer, integrated Fisher and Paykel dishwasher, Kahrs engineered walnut floor, uPVC double glazed door to outside, kickboard lighting.

SHOWER ROOM:

Three piece suite comprising built-in shower cubicle with two showers, wash hand basin with mixer tap, storage beneath, low flush WC, fully tiled floor, part tiled walls, chrome heated towel rail.

INTERNAL STAIRS:

From reception hall to lower level.

HALLWAY:

With part limestone floor, storage cupboards and door to integral garage.

SECOND UTILITY ROOM:

(17'11" x 8'1")
at widest points
Range of high and low level high gloss units, composite work surfaces, stainless steel sink unit with double drainer and mixer tap, plumbed for washing machine, space for tumble dryer, space for fridge freezer, limestone floor, part tiled walls, automatic sensor lighting.

CINEMA ROOM:

(32'4" x 20'0")
at widest points
With projector, screen and surround sound, feature raised remote control gas fire.



DIRECTIONS

Heading into Donaghadee from Groomsport or Bangor along Warren Road, number 138 is on your right.



THE LOCAL AREA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Scan QR code for more details and to arrange a viewing.

OUR BRANCHES

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