

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**2 HIGH TREES CLOSE,
DONAGHADEE, BT21 0GU**

OFFERS OVER £289,950

This beautiful home was constructed by the reputable developer, Strand Homes in 2022. With 9 years still remaining on the initial 10 year NHBC warranty, this property offers traditional construction, meticulous attention to detail and a high quality of materials used throughout.

Situated in a landscaped cul-de-sac at the front of the development, the property has ease of access to Donaghadee with its wonderful community of local businesses and leisure and social opportunities, but also Newtownards and Bangor are within easy reach.

These properties have proven extremely popular for their high specification throughout including; high quality tiling and flooring, comprehensive range of integrated appliances, broadband connections and excellent energy efficient design to include PV solar panels, 5kw battery storage and an electric car charger.

The property has been upgraded by the current owner to include the popular anthracite framed sunroom, and the detached garage.

With generous accommodation over both floors, including three double bedrooms, family bathroom, en suite shower room and ground floor WC, this home will appeal to a wide range of buyers, from first time buyers to those seeking their forever home.

We anticipate high interest, and recommend viewing at your earliest convenience.



Key Features

- Recently Constructed (Willow) Semi-Detached Home. In The Well Renowned High Trees Development
- Energy Efficient Design With Six Solar PV Panels, 5 KW Battery Storage and Electric Car Charger
- Three Good Sized Bedrooms, Master With En Suite Shower Room
- Security Alarm, Gas Fired Central Heating And PVC Double Glazed Windows
- Detached Garage And Fully Enclosed Rear Garden
- Attractive Modern Kitchen With Peninsula Seating and Integrated Appliances, Open To Sunroom
- Dual Aspect Living Room With Feature Bay Window
- Ground Floor WC and First Floor Family Bathroom
- Comprehensive TV/Electrical Points, Wired For Virgin Media and BT Openreach Available
- Approximately Nine Years Remaining Of NHBC Warranty



Accommodation

Comprises:

Composite front door with secure multi locking system.

Entrance Hall

Tiled floor and cloakroom storage.

Lounge

17'11" x 10'8"

Dual aspect with feature bay window to front and tv point, wood laminate flooring.

Kitchen / Dining Area

13'10" x 17'11"

Modern range of high and low level units with laminate worksurfaces and splashback, integrated appliances to include; fridge freezer, induction hob, extractor fan and hood, electric oven and dishwasher, gas fired boiler, peninsula island with ceramic sink unit with drainer, Quooker Flex boiling water tap with water filter, microwave housing, larder unit, recessed spotlighting and tiled floor.

Open plan to -

Sunroom

12'7" x 10'4"

Anthracite uPVC glazed windows, uPVC rear door to garden, recessed spotlighting, feature column radiator and tiled floor.

WC

4'6" x 5'8"

White suite comprising low flush wc, wall mounted sink unit with mixer taps, tiled splashback, extractor fan, heated towel rail and tiled floor.

First Floor

Landing

Access to floored roofspace with slingsby type ladder and light.

Master Bedroom

10'8" x 14'1"

Ensuite

3'5" x 9'10"

Modern white suite comprising tiled shower enclosure with thermostatically controlled drench dual shower head and sliding shower doors, inset shower shelf, low flush wc, wall mounted vanity unit with mixer taps and tiled splashback, tiled floor, extractor fan and heated towel rail.

Bedroom 2

9'4" x 10'8"

Bedroom 3

8'2" x 10'8"

Bathroom

8'5" x 6'11"

White suite comprising panelled bath with overhead thermostatically controlled drench dual shower head and mixer taps, tiled splashback, shower screen, low flush wc, wall mounted vanity unit with mixer tap, heated towel rail, extractor fan and tiled floor.

Cupboard

1'9" x 3'1"

Contains solar battery storage unit.

Outside

Front - Attractive feature lighting, landscaped garden to front with area in lawn and area in mature shrubs, tarmac driveway with space for three cars, leading to detached garage.

Rear - Fully enclosed with paved patio area, landscaped with trees, outside tap, outside socket, attractive feature lighting.

Detached Garage

Electric roller shutter door, power and light, side door to rear garden, plumbed for hot and cold water.

Green Package

Property includes the following green package -

- 6 monocrystalline PV solar panels. As well as producing clean energy, these panels reduce your running costs.

- 5kWh solar battery. The addition of an integrated battery pack allows the electricity produced during the daylight hours to be consumed when you need it most.

- Electric car charging point. You will be ready to power an electric vehicle with free solar electricity if needed.

Further Information

Approximately £150 per annum. Freehold.



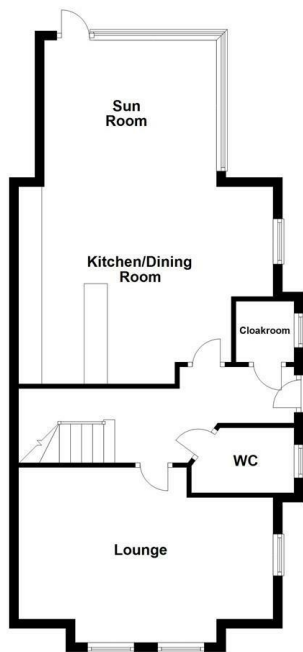




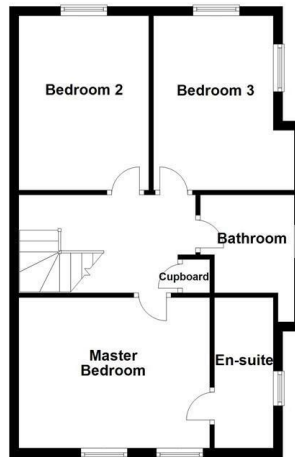




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanItUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		91	91
(81-91) B			
(69-80) C			
(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	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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