

101 North Road , Newtownards, BT23 7AS

"Simply stunning..."

We see many homes in the course of our work but few can match this beautiful home for finish, location and value for money - Sheer luxury!"

The property is of recent construction and retains that "new home" feel with modern fixtures and fittings throughout. The first floor offers 4 double bedrooms, including a generous master, with built in furniture and modern en-suite shower room, plus a family bathroom, offering both corner bath and separate shower cubicle.

The ground floor starts with a formal lounge with real wood flooring, feature gas stove & media wall, and a separate family room, but life here revolves around the open plan luxury kitchen/dining/sun room to the rear, with vaulted ceiling and twin roof lights, and includes a breakfast bar, utility room, cloakroom and access to the south facing rear garden.

The garage has been converted into an enviable garden room/home office/play room with stunning bi-fold double glazed glass wall, whilst retaining part of the original garage for storage, and opens onto the level south facing garden, which is laid in lawn and boasts a paved patio/barbecue area. A generous tarmac parking area to the front completes the specification. Finally, the property benefits from uPVC double glazing & fascia and Phoenix gas central heating.

"This home simply must be viewed to be appreciated - it is absolutely beautiful!"

Offers Around £339,950

101 North Road

, Newtownards, BT23 7AS



- Exceptional detached home
- Luxury open plan kitchen/dining/sun room
- Utility & cloakrooms
- uPVC double glazing - Phoenix gas central heating
- 4 double bedrooms - master ensuite
- Family room
- Garden room/home office with bi-fold doors to garden
- Lounge with feature gas stove & media wall
- Family bathroom with bath & separate shower
- Tarmac parking to front - South facing garden to rear in lawn with paved patio

Entrance

Entrance hall

14'9x8'2 (4.50mx2.49m)

Lounge

15'10x14'6 (4.83mx4.42m)

Kitchen/diner

25'10x11'1 (7.87mx3.38m)

Sun room

10'10x10'8 (3.30mx3.25m)

Utility room

8'4x6'11 (2.54mx2.11m)

WC

7'7x3'11 (2.31mx1.19m)

Family Room

12'0" x 10'11" (3.66m x 3.35m)

Landing

Bedroom 1

16'8x16'8 (5.08mx5.08m)

En-suite shower room

9x3'9 (2.74mx1.14m)

Bedroom 2

12'8x11'2 (3.86mx3.40m)

Bedroom 3

16'4x11'9 (4.98mx3.58m)

Bedroom 4

12'2x10'3 (3.71mx3.12m)

Bathroom

11'1x7'5 (3.38mx2.26m)

Garden room

13'6x11'6 (4.11mx3.51m)

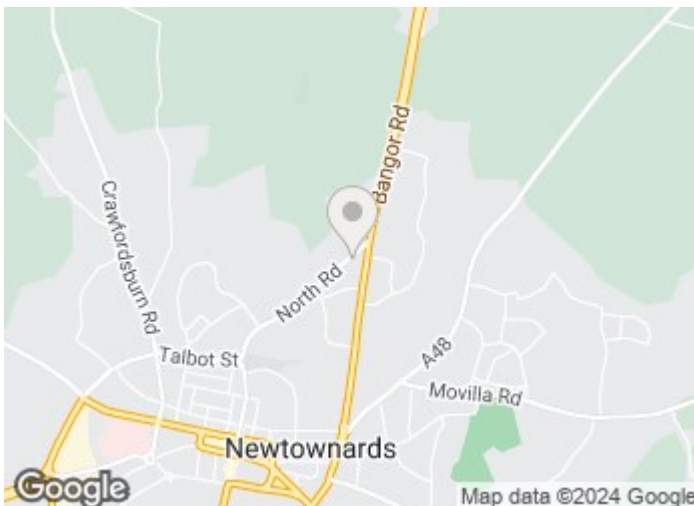
Garage/store room

11'3x3'7 (3.43mx1.09m)

Outside

Tenure

Property misdescriptions

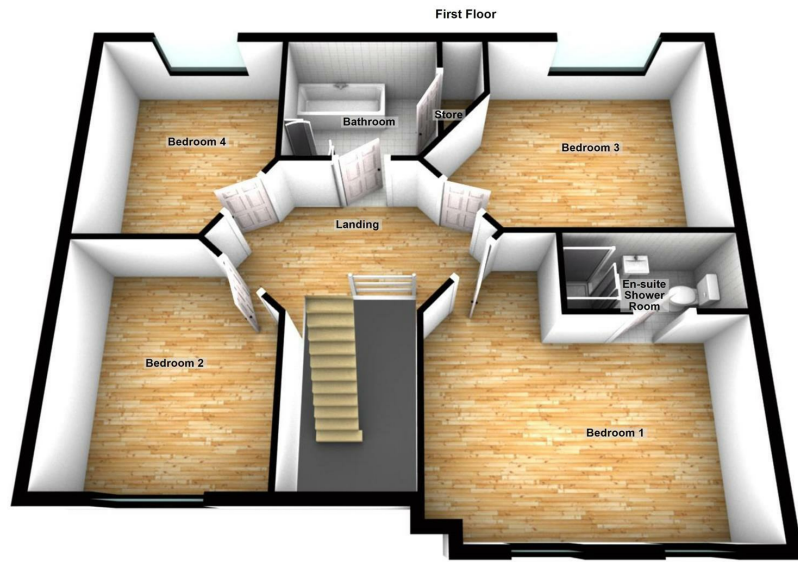


Directions

Travelling in to Newtownards along Bangor dual carriageway turn right at the "North Road" lights and number 101 is located on the left.



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	