

simon**BRIEN**
RESIDENTIAL

2 Evesham Lane,
Bangor, BT19 1FU



Asking Price £280,000

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- Superb new build detached property offering spacious accommodation
- Located in the highly popular and desirable development Evesham Lane
- Expansive living room with wood burning stove
- Open plan kitchen into dining area with access to rear
- Luxury fitted kitchen with range of integrated appliances and centrepiece island
- Three bedrooms on first floor
- Principal bedroom with ensuite shower room
- Bathroom with contemporary white suite
- Spacious garden to side and rear with for entertaining
- Gas fired central heating and uPVC double glazed windows
- Detached garage
- Ample driveway parking
- Close proximity to Springhill Shopping Centre, Clondeboye Estate and many other local amenities

SUMMARY

Located in the highly popular and desirable development Evesham Lane is just one mile from Bangor's beautiful yacht lined marina and town centre, this beautiful detached home with detached garage offers spacious accommodation suitable for spectrum of potential purchasers. These properties are characterised by spacious contemporary interiors with high quality finishes throughout.

This fine home occupies a corner plot with spacious garden to side and rear with ample space for entertaining. Internally the property offers a spacious living room with wood burning stove, ground floor cloakroom and W.C, a luxury fitted kitchen with range of integrated appliances and expansive centrepiece island open to formal dining space. On the first floor there are three bedrooms, principal bedroom with ensuite shower room and separate bathroom with contemporary white suite.

In addition to the abundance of green spaces that lie just minutes beyond your front door, this development is situated in close proximity to Clondeboye Estate, leading primary and secondary schools, golf courses, rugby, football, hockey and yacht clubs, cycle paths and walking trails.



THE PROPERTY COMPRISES:

GROUND FLOOR



ENTRANCE HALL:

uPVC front door, under stair storage, leading to Lounge.



CLOAKROOM:

Low flush WC, semi pedestal sink unit with tiled splashback and mixer taps, extractor fan, recessed lighting.

LOUNGE:

19' 4" x 12' 4" (5.89m x 3.76m) At widest points into bay.

Wood burning stove.



KITCHEN:

19' 8" x 11' 3" (5.99m x 3.43m)

Excellent range of high and low level units, 4 ring gas hob with stainless steel extractor hood with built in lighting, under cupboard lighting, integrated double oven, integrated fridge freezer, integrated dishwasher, integrated microwave, integrated bins. Single drainer stainless steel sink unit with mixer taps, tiled floor, recessed lighting, feature centrepiece island unit with seating. Dining / living area with glazed double doors to rear patio and garden.





FIRST FLOOR

LANDING:

Access to loft via slingsby ladder.

BEDROOM (1):
12' 7" x 9' 9" (3.84m x 2.97m)

Built in storage.



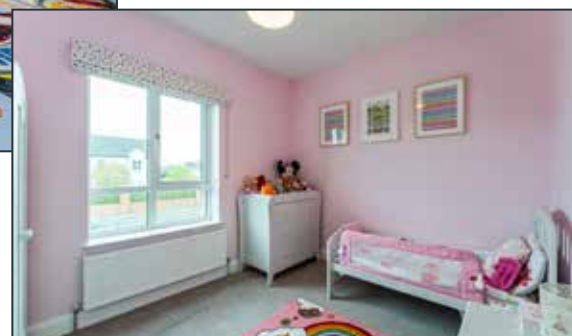
ENSUITE SHOWER ROOM:

Fully tiled shower cubicle with thermostatic shower unit, low flush WC, semi pedestal sink unit with tiled splashback, chrome heated towel rail, extractor fan.



BEDROOM (2):
11' 2" x 10' 8" (3.4m x 3.25m)

BEDROOM (3):
10' 5" x 8' 8" (3.18m x 2.64m)



BATHROOM:

Luxury white suite comprising: Fully tiled shower cubicle with thermostatic shower unit, panelled bath with mixer taps and tiled surround, low flush WC, vanity sink unit with built in storage and mixer taps, tiled splashback, chrome heated towel rail, recessed lighting, extractor fan.

OUTSIDE

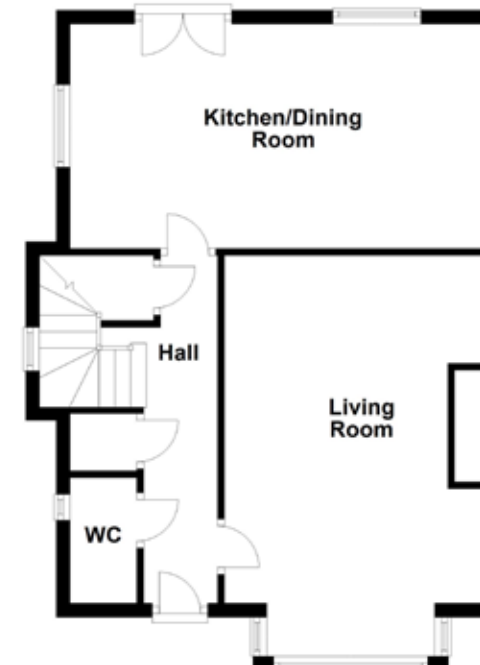
GARAGE:
18' 1" x 8' 10" (5.5m x 2.7m)

Range of low level units, single drainer stainless steel sink unit with mixer taps and plumbed for washing machine and space for tumble dryer. Floored roof space for additional storage.

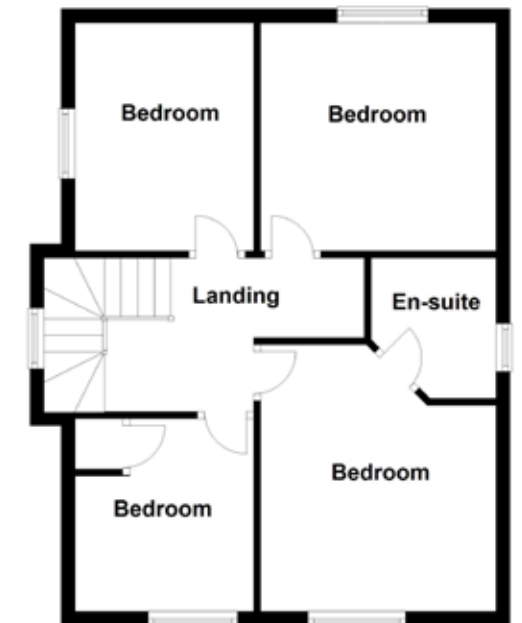
Driveway parking for ample cars, enclosed private rear garden and additional side garden with bordering fence and wall.



Ground Floor



First Floor



This plan is for illustrative purposes only.
 Plan produced using PlanUp.

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Location



LOCATION: Old Belfast Road.

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

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RM/D/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B	B1 B	B1 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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