


104 Beechfield Crescent, Bangor,
County Down, BT19 7ZL

Asking Price: £435,000

 **Reeds Rains**

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Description

We are delighted to offer this substantially extended Detached family home to the market, located in the ever-popular Beechfield Crescent. Occupying a mature level site this stunning and stylish property also backs directly onto Clandeboye estate with direct gated access ideal for Golfers of Clandeboye Golf Club or dog walkers.

Internally the property is both bright and spacious throughout. The ground floor offers a generous lounge, family room, cloakroom with WC, modern fitted kitchen open plan to dining room, and a contemporary Sunroom with access to the rear garden. The first floor reveals 4 well-proportioned bedrooms including an ensuite shower room, to the master suite, and a modern bathroom with a free-standing bath and additional shower. There are 2 additional double bedrooms on the second floor, with built-in storage and a shower room. Benefiting from oil-fired heating and fully double-glazed this exceptional family home will appeal to even the most discerning of purchasers.

With a generous brick paved driveway providing ample parking space, the property is further enhanced with a detached garage with a utility area. There are two additional sheds, one with power and light providing additional storage if required. The rear garden which offers a south westerly aspect is exceptionally private with well-tended lawns, shrubs, and a paved patio area ideal for entertaining. All in all a superb family home which must be viewed to be fully appreciated.

Reception Hall

Double glazed front door with double glazed side panel, laminate wooden floor, recessed spotlights.

Cloakroom / WC

White suite comprising: Dual flush WC, semi pedestal wash hand basin, ceramic tiled floor, part tiled walls, chrome heated towel rail, recessed spotlights.

Lounge

17'3" x 12'8" (5.26m x 3.86m)
Ceramic tiled floor, Gazco wall mounted gas fire.

Family Room

12'4" x 10'1" (3.76m x 3.07m)
Ceramic tiled floor, glazed double doors to Sun room.

Sun Room

17'1" x 12'4" (5.2m x 3.76m)
Ceramic tiled floor, Gazco wall mounted gas fire with tiled surround, recessed spotlights, twin Velux windows, uPVC double glazed French doors to rear garden.

Kitchen

13'4" x 10'1" (4.06m x 3.07m)
Inset 1.5 sink unit with Franke drainer and mixer taps, excellent range of high and low level units with Quartz work tops and upstands, concealed lighting. Central island with matching Quartz worktop, built in Neff Micro combi oven, additional Neff main oven and Neff 4 ring gas hob and plate heating drawer, Hoover Angled extractor hood. Integrated Fridge, integrated dishwasher, laminate wooden floor, recessed spotlight, open plan to Dining room.

Dining Room

12'10" x 10'4" (3.9m x 3.15m)
Feature panelled wall, laminate wooden floor, recessed spotlights.

First Floor Landing

Airing cupboard, recessed spotlights.

Bedroom 1

12'9" x 12'3" (3.89m x 3.73m)
Laminate wooden floor.

Ensuite Shower Room

White suite comprising: Panelled shower cubicle with power shower, semi pedestal wash hand basin, dual flush WC, ceramic tiled floor, fully tiled walls, extractor fan, panelled ceiling with recessed spotlights.

Bedroom 2

10'2" x 10'2" (3.1m x 3.1m)
Laminate wooden floor.

Bedroom 3

10'6" x 10'2" (3.2m x 3.1m)

Bedroom 4

12'11" x 10'6" (3.94m x 3.2m)
Laminate wooden floor, recessed spotlights.

Family Bathroom

Luxury white suite comprising: Free standing bath with mixer taps, Fully tiled built in shower cubicle with Aqualisa power shower, dual flush WC, semi pedestal wash hand basin, part tiled walls, ceramic tiled floor, chrome heated towel rail, recessed spotlights and extractor fan.

2nd floor Landing

Velux window, built in storage cupboard.

Bedroom 5

13'8" x 12'7" (4.17m x 3.84m)
Range of built in robes with sliding doors.

Bedroom 6

13'8" x 10'4" (4.17m x 3.15m)
Range of built in robes with sliding doors.

Shower Room

Modern white suite comprising : Fully tiled built in shower cubicle with thermostatically controlled shower unit, dual flush WC, semi pedestal wash hand basin, fully tiled walls and extractor fan.

Outside

Brick paved driveway with excellent off street parking and access to garage.

Detached Garage

15'5" x 10'10" (4.7m x 3.3m)
Roller door, laminate wooden floor. Utility area to rear with single drainer 1.5 stainless steel sink unit with Monobloc pull out spray tap, range of high and low level units with laminated work surfaces,plumbed for washing machine, loft access, oil fired boiler.

Gardens

Front garden in lawns with slate flowerbeds and shrubs.

For full EPC please contact the branch.



Total floor area 217.4 m² (2,340 sq.ft.) approx
Restricted height 7.2 m² (78 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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