

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**13 STOCKBRIDGE PARK,
DONAGHADEE, BT21 0QH**

OFFERS AROUND £525,000

Located in the serene Stockbridge Park of Donaghadee, this substantial detached house offers a tranquil retreat close to the town centre. Boasting four spacious double bedrooms, including a primary bedroom with an ensuite shower room, this property is perfect for a growing family or those who love to host guests.

One of the highlights of this charming home is the upper-level lounge that provides breathtaking sea views, creating a perfect spot to unwind and enjoy the beauty of the surroundings. The fantastic gardens adorned with mature plants and shrubs add a touch of nature to the property, making it a delightful oasis to relax in.

The sweeping driveway not only enhances the curb appeal, but also offers excellent parking space, ensuring convenience for you and your visitors. The property has been lovingly maintained by its current owners, reflecting a sense of care and attention to detail that is sure to impress.

If you are looking for a peaceful haven with ample space, stunning views, and well-manicured gardens, this detached house in Stockbridge Park is a must-see. Don't miss the opportunity to make this charming property your new home sweet home.



Key Features

- Substantial Detached Property In A Quiet Cul De Sac Location
- Four Double Bedrooms, Primary With Ensuite Shower Room
- Large Site With Sweeping Driveway In Stone And Well Established Gardens
- Large Conservatory Leading To Raised Decked Entertaining Area Wth Sea Views
- Within Minutes Of Donaghadee And Its Wide Range Of Amenities
- Four Reception Areas Including Formal Lounge with Sea Views
- Kitchen With A Good Range Of Units, Space For Informal Dining And Open To Family Room
- Viewing Is Highly Recommended For This Exceptional Home



Accommodation Comprises:

Entrance Hall

Dining Room

11'5" x 10'9"

Double doors to conservatory.

Kitchen/Family Room

22'11" x 13'5"

Range of high and low level units, laminate work surfaces, feature glazed units, one and a quarter stainless steel sink with built in drainer and mixer tap, plumbed for dishwasher, space for fridge/freezer, space for cooker, integrated extractor fan and hood, space for informal dining, open to family area, vinyl flooring. Family area: wood laminate flooring, door to conservatory, door to cloakroom, leading to playroom/office.

Cloakroom

Built in storage, stairs to playroom/office.

Landing

Built in storage.

Playroom/Office

23'3" x 16'4"

Room 1: eaves storage, velux type windows, sea views.

Room 2: eaves storage, velux type window, sea views.

Conservatory

17'8" x 16'4"

Wood laminate flooring, views towards the Irish Sea and Copeland Islands, double doors to raised decked entertaining area.

Living Room

14'5" x 11'9"

Wood laminate flooring, dual aspect views, window seat, open fireplace with tiled hearth and brick surround, double doors to garden.

Utility Room

9'10" x 5'10"

Range of high and low level units, laminate work surfaces, single stainless steel sink with built-in drainer and mixer tap, space for American style fridge/freezer, plumbed for washing machine, space for tumble dryer, part tiled walls, tiled floor, oil fired boiler, door to garden.

Upper Level

Landing

Hotpress with storage.

Primary Bedroom

17'0" x 14'5"

Double bedroom, built in robes, ensuite shower room, overlooking front garden.

Ensuite Shower Room

Coloured suite comprising pedestal wash hand basin with mixer tap, low flush wc, shower enclosure with "Triton" overhead shower and glazed doors, part tiled walls, vinyl flooring.

Formal Living Room

17'0" x 13'1"

Dual aspect views, feature corner window with sea views, Inglenook style fireplace with slate hearth, brick inset and gas fire.

Lower Level

Lower Hall

Storage cupboard.

Bedroom 2

17'0" x 14'5"

Double room, overlooking front garden, built in robes.

Bedroom 3

11'9" x 8'6"

Double room, feature corner window, built in robes.

Bedroom 4

10'9" x 8'6"

Double room.

Bathroom

White suite comprising pedestal wash hand basin with mixer tap, low flush wc, panelled bath with "Mira" overhead shower, shower hand attachment and glazed screen, vinyl flooring, part tiled walls.

Outside

Front: mature gardens with area in lawn, sweeping stone driveway with parking for multiple vehicles, mature plants, shrubs, trees and hedging, bedding areas, and outside lights. Side: sheltered paved seating area with various plants including established rose bushes, detached garage, parking, and enclosed potting area with fencing. Rear: raised decked entertaining area with sea views, area in lawn, mature plants, shrubs, trees and hedging, lower garden with further area in lawn, outside tap, outside lights.

Garage

19'4" x 17'4"

Power and light, mezzanine storage.











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.

13 Stockbridge Park, Donaghadee

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 53 | 60 |
| (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 9188 8000.

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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