



4 Ashcroft Park , Newtownards, BT23 8QJ

"A family home or a modern retirement home, this extended detached bungalow has been cleverly re-thought and offers spacious accommodation with a modern twist, whatever your needs." The centre piece of this home is the spacious open plan kitchen/living/dining room with its luxury kitchen fittings and central island - a lovely space to relax together or entertain. Across the hallway is a formal lounge with a feature fireplace and cast iron multi fuel stove, for more "grown up" occasions. To the rear of the property are the 3 bedrooms, all with built in storage, and a luxury shower room, with modern walk in "Rain" shower. Externally there is an attached garage with access either from here, from the rear garden, or via bedroom 3 into a lovely garden room/home office/home gym/games room, depending on your needs and preferences. The property benefits from uPVC double glazing and fascia, Phoenix gas central heating and a solar hot water system to reduce your running costs whilst, externally, there is a tarmac driveway to the front and a fully enclosed, level, rear garden in lawn with brick paved patio. A unique property like this can only be fully appreciated from an internal appraisal so we invite you to book your personal viewing at your earliest convenience.

Offers Around £255,000

4 Ashcroft Park

, Newtownards, BT23 8QJ



- Extended detached bungalow
- Lounge with feature multi fuel stove
- Garden room/home office
- Quiet cul de sac location.
- 3 bedrooms with built in storage
- Luxury shower room
- uPVC double glazing & fascia - Phoenix gas central heating - Solar hot water system
- Modern, open plan kitchen/living/diner with central island
- Attached garage with tarmac driveway
- Level gardens to front & rear

Entrance

Entrance hall

Kitchen/living/dining room

19'41x17'10 (5.79mx5.44m)

Lounge

14'7x13'1 (4.45mx3.99m)

Shower room

10'2x7'11 (3.10mx2.16m)

Bedroom 1

13'3x11'4 (4.04mx3.45m)

Bedroom 2

13'6x7'4 (4.11mx2.24m)

Bedroom 3

9'8x7'4 (2.95mx2.24m)

Garage

17'6x12'7 (5.33mx3.84m)

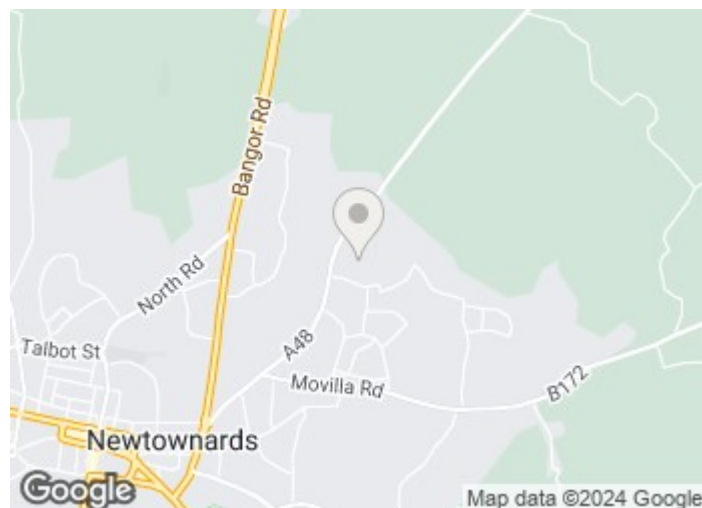
Garden room

15'8x11'9 (4.78mx3.58m)

Outside

Tenure

Property misdescriptions

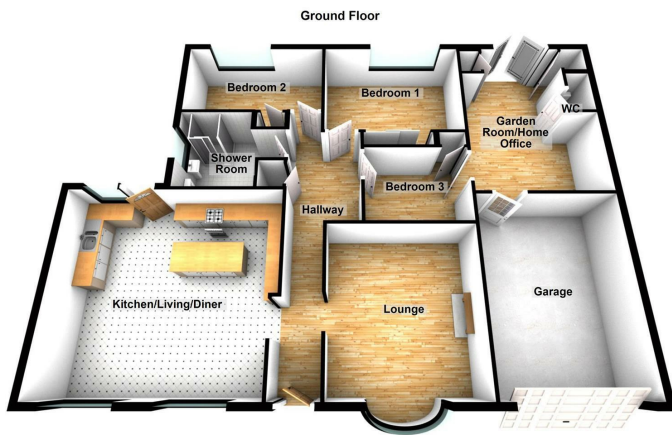


Directions

Travelling out of Newtownards along Donaghadee Road turn right into Cronstown Road, opposite the petrol station, then first left into Ingledene Park, right into Ballyharry Park then right into Ashcroft Park where number 4 is on the left.



Floor Plan



Images for illustrative purposes only and subject to change. Plan produced using Planity.



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
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
Northern Ireland	EU Directive 2002/91/EC		Northern Ireland	EU Directive 2002/91/EC	

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