

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**26 HAWTHORN HILL,  
NEWTOWNARDS, BT23 8ET**

**OFFERS AROUND £335,000**

Situated in the charming Hawthorn Hill of Newtownards, this stunning detached house offers a luxurious living experience. Boasting three reception rooms, four bedrooms, and three bathrooms, this property is perfect for those seeking space and comfort.

Step inside to discover a beautifully renovated home finished to an impeccable standard. The large living room offers excellent natural light thanks to the dual aspect windows, while the elegant herringbone floor adding a touch of sophistication, further enhanced by the stunning glass balustrade staircase.

The modern kitchen, seamlessly open plan to the dining room, provides the ideal setting for hosting family and friends. Additionally, the property features a spacious games room that offers endless possibilities for customisation to suit your needs - whether it be a home cinema, a gym, or a home office.

Outside, the landscaped gardens provide a picturesque backdrop and are perfect for hosting outdoor gatherings or simply enjoying a peaceful moment in nature.

Don't miss the opportunity to make this beautiful property your new home and book a viewing today!



## Key Features

- Beautiful Detached Residence In A Quiet Cul De Sac Location
- Modern Kitchen With Excellent Range of Units And Separate Utility Room
- Large Games Room Which Could Be Adapted To Suit A Range Of Uses
- Beautiful Landscaped Rear Garden With Composite Decked Area For Entertaining
- Three Reception Areas, One With Beautiful Herringbone LVT flooring
- Four Double Bedrooms, Master With Ensuite And Built In Wardrobes
- Oil Fired Central Heating And PVC Double Glazed Windows
- Excellent Location Close To Newtownards Town Centre And Arterial Routes



### Accommodation

#### Comprises:

#### Entrance Hall

Tiled floor.

#### Living Room

13'5" x 19'3"

Feature bay window, LVT Herringbone floor, part panelled walls, recessed spotlighting and two feature pendant.

#### Cloakroom

White suite comprising low flush wc, vanity unit with mixer tap, partly tiled walls and tile floor.

#### Dining Room

9'9" x 9'1"

Part wood panelled walls, tiled flooring, under stairs storage and patio doors to rear garden. Open to:

#### Kitchen

11'6" x 9'3"

Modern range of high and low level units with laminate work surfaces, built in drainer composite sink unit with mixer tap, integrated appliances to include; fridge freezer, mid-level double oven, four ring electric hob, stainless steel extractor fan and dishwasher, feature kickboard lighting, partly tiled walls, tiled floor and recessed spotlighting.

#### Utility Room

7'4" x 6'1"

Range of high and low level units with laminate work surfaces, plumbed for washing machine, space for tumble dryer and tiled floor.

#### Games Room

18'6" x 17'6"

Wood laminate flooring, recessed spotlighting, door to driveway and rear garden.

#### First Floor

##### Landing

Glass balustrade staircase with feature lighting.

##### Bedroom 1

11'3" x 11'3"

Wood laminate flooring, part wood panelled walls, built in robes and recessed spotlighting.

##### Ensuite

White suite comprising walk in shower enclosure with electric overhead shower and glazed shower screen, low flush wc, vanity unit with mixer tap, part PVC panelled walls, recessed spotlighting, extractor fan and tiled floor.

##### Bedroom 2

11'4" x 9'5"

Recessed spotlighting and wood laminate flooring.

##### Bedroom 3

9'5" x 8'5"

#### Bedroom 4

9'5" x 7'10"

Wood laminate flooring and recessed spotlighting.

#### Shower Room

White suite comprising walk in shower cubicle with overhead shower and glazed shower screen, low flush wc, vanity unit with mixer tap, partly tiled walls, tiled floor, recessed spotlighting and extractor fan.

#### Outside

Front: Large tarmac driveway, area in lawn and mature tree.

Rear: Fully enclosed rear garden with patio area, area in artificial lawn, landscaped areas in stone with mature shrubs, hedging and trees, composite decking with space for entertaining.







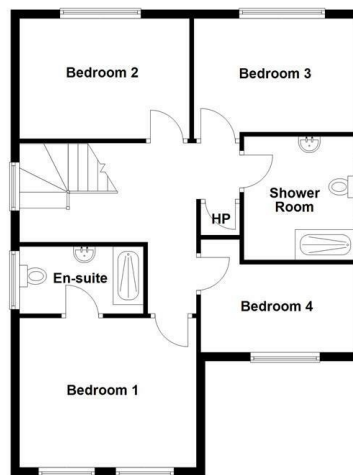




Ground Floor



First Floor



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 PlanUp.

26 Hawthorn Hill

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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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 91811444.

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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