

TEMPLETON
ROBINSON



55D Crawfordsburn Road,
NEWTOWNARDS,
BT23 4UH

Offers Over
£795,000

Viewing by
appointment with
& through agent
028 90 650000



Welcome to your haven of modern elegance nestled in a private and leafy lane on the edge of Newtownards, in the direction of the Craiganlet Hills. Built just 2 years ago, this is a stunning contemporary masterpiece that effortlessly combines comfort, style and functionality. No detail has been spared in ensuring the highest quality throughout.

Of particular note are the large windows which flood the interior with natural light, creating a bright and airy ambience. Enjoy the picturesque views of the surrounding greenery from the comfort of your own home.

With four bedrooms and three receptions, there is ample space for every aspect of

family life. In addition, the superb kitchen is open plan to sitting and dining areas leading out to the beautifully hard landscaped seating area and gardens in lawn.

Escape to your own oasis while still being conveniently located within the catchment areas of a wide and varied range of leading schools for all ages, as well as an abundance of independent shops and cafes in the town centre. Also close to Hollywood and the City Airport, this is a rare opportunity to own a one-off home in a most desirable location which offers the best of both worlds.



- Stunning Contemporary Detached residence of circa 3,100 sqft
 - Constructed in 2022 to an exacting standard
 - Formal Lounge with feature gas fire, with open access to...
- Bespoke kitchen with state of the art appliances and Dekton worktop
- Luxurious principal suite with walk-in closet and spa like ensuite
 - Three additional bedrooms, each with ensuite facilities
 - Ground floor WC/Separate utility room with access to rear
 - Gas central heating/Part underfloor heating
- High Quality uPVC framed double glazing with feature double height window to front
 - Generous driveway parking for multiple cars
- Private and enclosed gardens in lawn to rear with hard landscaped patio seating area
 - Located within an exclusive leafy cul de sac location

The Property Comprises:

Ground Floor

ENTRANCE HALL:

RECEPTION HALL: Feature floor to ceiling window, limed oak floor.

CLOAKROOM: Wash hand basin, low flush WC, under stairs storage.

LIVING ROOM: 16' 5" x 13' 5" (5m x 4.09m)



DINING ROOM: 13' 4" x 13' 2" (4.06m x 4.01m) Limed oak floor.



LOUNGE: 19' 5" x 16' 3" (5.92m x 4.95m) Built-in TV cabinet, built-in speakers, open to kitchen.



KITCHEN: Contemporary bespoke kitchen with range of high and low level units, double electric oven, warming plate, integrated coffee maker, integrated double height fridge and freezer, large centre island with Franke sink unit and drainer, Dekton work surface, Quooker tap, ceramic induction hob with extractor fan. Breakfast bar area, feature glass fronted wine cabinet, limed oak floor, open plan to living/dining areas with sliding door to rear, low voltage spotlights.

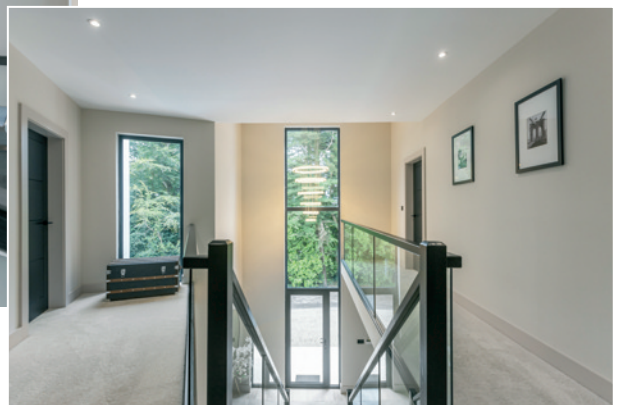




UTILITY ROOM: 10' 12" x 8' 7" (3.35m x 2.62m) (at widest points) Full range of high and low level units, sink unit with mixer tap, plumbed for washing machine, space for tumble dryer, limed oak floor, comms cupboard, door to rear.

First Floor

FEATURE GALLERY LANDING: Seating space.



BEDROOM (1): 14' 9" x 10' 6" (4.5m x 3.2m)

DRESSING ROOM: 10' 3" x 9' 9" (3.12m x 2.97m) (at widest points) Full range of built-in robes.



ENSUITE BATHROOM: Sottini free standing bath with mixer taps and telephone hand shower, twin sink with mixer taps and light mirrors, walk-in shower with overhead rain shower, low flush WC, towel radiator, fully tiled walls, ceramic tiled floor, low voltage spotlights.



BEDROOM (2): 16' 0" x 13' 4" (4.88m x 4.06m) Wood laminate floor.

WALK IN ROBE: 4' 12" x 4' 8" (1.52m x 1.42m)

ENSUITE SHOWER ROOM: Fully tiled shower cubicle, vanity sink unit with mixer taps, low flush WC, chrome heated towel rail, ceramic tiled floor.



BEDROOM (3): 13' 10" x 13' 4" (4.22m x 4.06m) Feature panelled wall, built-in robe.

ENSUITE SHOWER ROOM: Jack and Jill, fully tiled shower cubicle with overhead rain shower, low flush WC, vanity sink unit, chrome heated towel rail, ceramic tiled floor.



BEDROOM (4): 13' 5" x 12' 0" (4.09m x 3.66m)



Outside

Driveway parking for multiple cars. Side garden and generous rear garden in lawn. Hard landscaped patio seating area.



Ground Floor



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

55a Crawfordsburn Road, Newtownards

First Floor

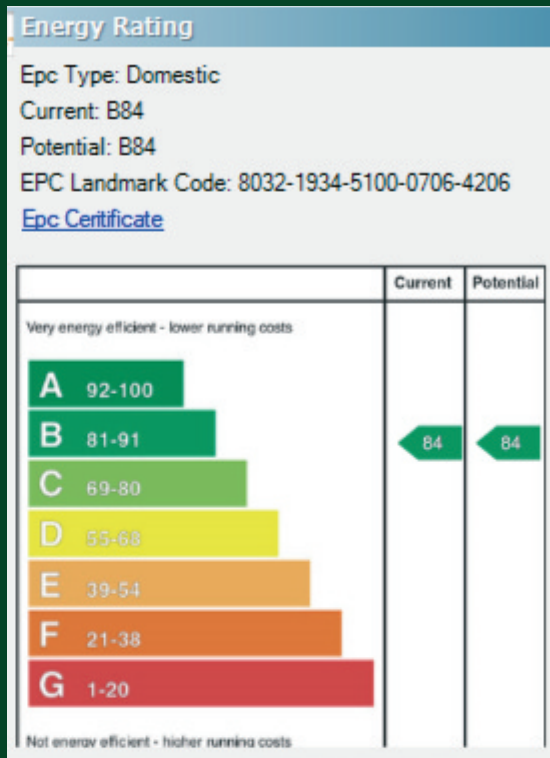


Location:

From Newtownards town centre, at the junction of Talbot Street and Hardford Link turn onto the Crawfordsburn Road. No 55D is located down a laneway on the right as you head up the hill.

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