

TEMPLETON
ROBINSON



4 Sheridan Manor,
Helens Bay,
BT19 1WB

Offers Around
£750,000

Viewing by
appointment with
& through agent
028 90 424747



This bright and spacious detached family home occupies a private site within this exclusive development in the heart of Helens Bay.

Recently renovated by the present owners who have created a fabulous home extending to approx 3000 sq ft. On entering the property one is immediately struck by the bright spacious entrance hall whilst further investigation reveals cleverly designed and well proportioned accommodation with 2

comfortable reception rooms and a fabulous recently fitted open plan kitchen which leads to and overlooks the private gardens.

Complemented by 4 double bedrooms, 2 of which boast ensuite shower rooms and built-in oak wardrobes.

Situated in a most desirable position, close to the beach, delightful coastal walks, Crawfordsburn Country Park, local tennis and golf clubs and the railway halt are all close by.



- Recently refurbished detached family home of approx 3000 sq ft
- 2 good sized reception rooms to include mezzanine lounge with sea views
- Fabulous fully fitted recently installed kitchen open plan to family and casual dining areas
- 4 Double bedrooms, two of which boast ensuite shower rooms and range of built-in oak wardrobes
 - Modern luxury bathroom with separate shower
 - Ground floor cloakroom and WC
 - uPVC double glazing and zoned gas fired central heating
- Integral double garage with utility area, two radiators and tiled floor, ample additional parking
 - Spacious sunny site with private enclosed rear gardens and sheltered side patios

The Property Comprises:

Ground Floor

Hardwood double glazed front door with double glazed side lights.

SPACIOUS RECEPTION HALL: Solid oak flooring and large storage cupboard under stairs.



CLOAKROOM: Low flush wc, vanity unit with mixer tap, porcelain tiled floor, part tiled walls.



LIVING ROOM: 16' 6" x 9' 9" (5.04m x 2.97m) Solid oak wood flooring.



MODERN FULLY FITTED KITCHEN WITH OPEN PLAN CASUAL DINING AND FAMILY ROOM: 31' 9" x 21' 12" (9.67m x 6.7m) Excellent range of high and low level units, Quartz worktops, single drainer 1.5 bowl Franke Kubus sink unit with Franke 3 in 1 tap, Rangemaster oven with 5 ring gas hob, extractor fan, Panasonic combination microwave, Bosh dishwasher, built-in American style fridge and freezer. Contemporary blue diamond Z stone surround with oak mantle and multi-fuel stove, part tiled walls, porcelain tiled floor. uPVC patio doors to side patio. Additional aluminium powder coated tilt and slide patio door to rear garden.



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Upper Level.

LOUNGE: 19' 7" x 17' 5" (5.98m x 5.3m) Contemporary blue diamond Z stone wall with wood burning stove, slate hearth, solid oak wood flooring, surround sound with built-in ceiling speakers, recessed spotlighting.



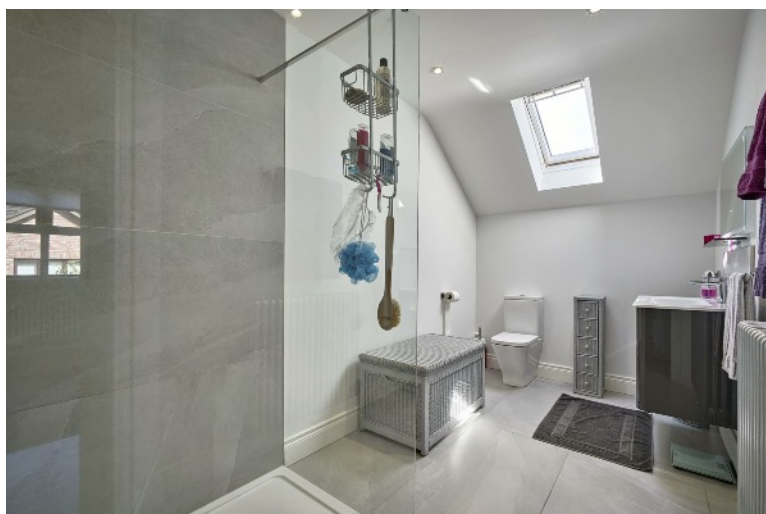
First Floor



PRINCIPAL BEDROOM: 19' 8" x 19' 8" (6m x 6m) Solid oak wood flooring, built-in oak wardrobes.



LUXURY ENSUITE SHOWER ROOM: White suite comprising walk-in shower cubicle with built-in shower, vanity unit with sink and mixer taps, low flush wc, porcelain tiled floor, Velux window, underfloor heating.



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BEDROOM (2)/GUEST SUITE: 14' 5" x 13' 0" (4.4m x 3.97m) Oak wall to wall range of built-in robes, solid oak wood flooring.



LUXURY ENSUITE SHOWER ROOM: White suite comprising fully tiled built-in shower cubicle with built-in shower unit, vanity unit with sink and mixer taps, low flush wc, heated towel rail, feature tiled floor.



BEDROOM (3): 12' 2" x 12' 11" (3.71m x 3.93m) Solid oak wood flooring.

BEDROOM (4): 11' 12" x 11' 2" (3.65m x 3.4m) Solid oak wood flooring.



LUXURY BATHROOM: Modern white bathroom suite comprising free standing bath with mixer taps and telephone hand shower, vanity unit with sink and mixer taps, fully tiled shower cubicle with built-in shower, under floor heating. Heated towel rail, feature tiled floor.



Outside

Brick paviour driveway to . .

INTEGRAL DOUBLE GARAGE: 19' 8" x 19' 8" (5.99m x 5.99m) Double electric up and over door, light and power. Worcester Bosch gas fired boiler and pressurised water cylinder.

Ample additional parking, well maintained private front, side and enclosed rear garden in lawns, flower beds, paved patios, large garden shed, outside lights and taps.

UTILITY with built-in washing machine, single drainer stainless steel sink unit with mixer taps, built-in cupboards.



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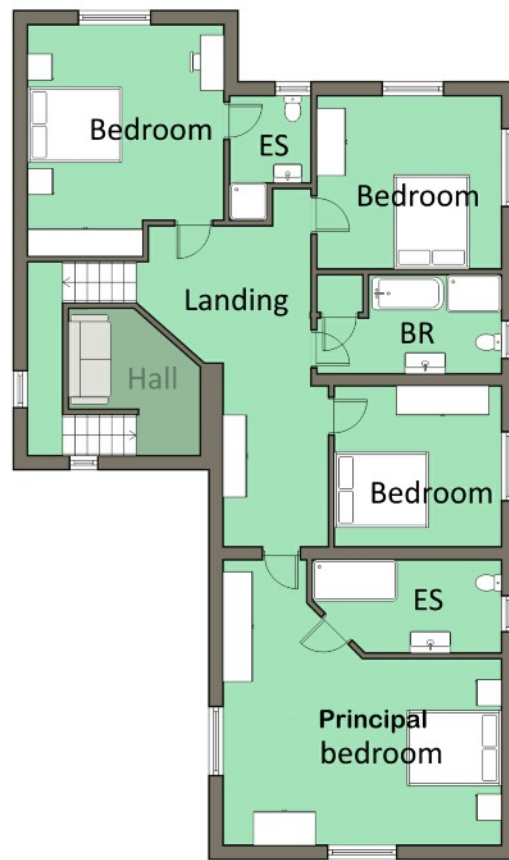
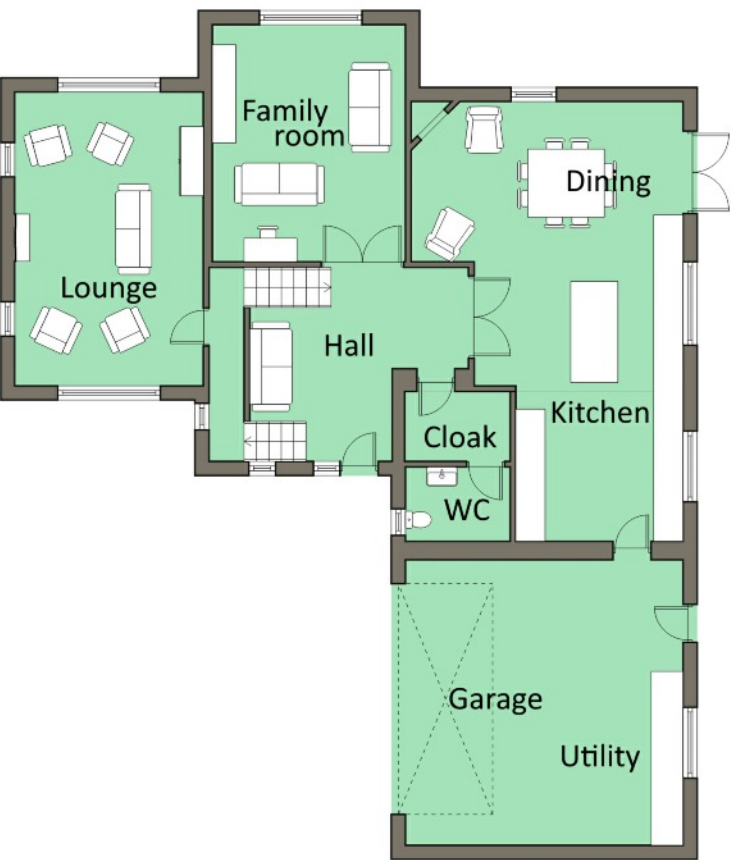
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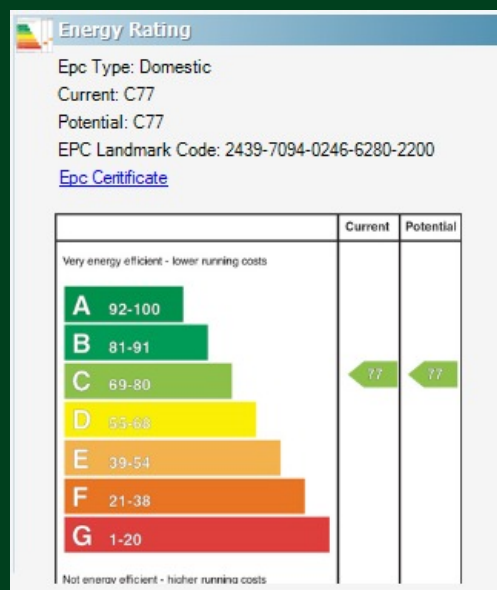
Location:

Travelling from Belfast towards Bangor on the A2, turn left into Craigdarragh Road and continue onto Fort Road. Sheridan Manor is on the right hand side just after Bridge Road.



North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700

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