



61 Deanfield, Bangor, County Down, BT19 6NX

Asking Price: £395,000

 **Reeds Rains**

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EPC Rating: TBC

Description

Situated off Ballycrochan Road just a few minutes walk from Kilmaine Primary School this extended detached home will prove exceptionally popular with families.

The accommodation is bright and spacious throughout with 4 double bedrooms, a luxury bathroom, and an additional shower room being complimented by 3 separate reception spaces and a conservatory. The kitchen offers a range of integrated appliances and is open plan to a generous dining area whilst there is the all important utility room and adjoining garage for storage considerations. The former integral double garage has also been converted to provide a hobby room presently, but this space offers excellent scope and potential for each individual's needs.

Externally the gardens are immaculate both to the front and enclosed to the rear in lawns, feature composite decking and brick paved patio. South facing these gardens are exceptionally private and ideal for families.

We have no hesitation in recommending immediate viewing of this family home in an area where demand always outweighs supply.

Entrance Porch

uPVC double glazed sliding patio door, tiled floor, uPVC double glazed door to reception hall.

Reception Hall

Laminate wooden floor.

Cloakroom / WC

Cloakroom area leading to Dual flush WC, vanity unit with mixer taps, ceramic tiled floor, fully tiled walls.

Drawing Room

18'2" x 12'10" (5.54m x 3.9m)
Marble fireplace and hearth, glazed double doors to dining room.

Dining Room

11'1" x 9'11" (3.38m x 3.02m)
Laminate wooden floor, recessed spotlights, open plan to kitchen.

Kitchen

13'4" x 11'1" (4.06m x 3.38m)
A single-drainer 1.5 stainless steel sink unit with mixer taps, an excellent range of high and low-level units with laminated work surfaces, a built-in double oven and 4-ring gas hob, an extractor fan and canopy, an integrated fridge, an integrated dishwasher, a wine rack, glazed display cabinets, recessed spotlights, a ceramic tiled floor, part-tiled walls, and a uPVC double-glazed door to the rear garden.

Lower Ground Floor

Shower Room

White suite comprising: Fully tiled built in shower cubicle with Creda electric shower unit, fully tiled walls, ceramic tiled floor, extractor fan, PVC panelled ceiling with recessed spotlights.

Lounge

22'2" x 11'11" (6.76m x 3.63m)
Laminate wooden floor, uPVC Double glazed sliding patio door to conservatory.

Conservatory

11'10" x 10'10" (3.6m x 3.3m)
Ceramic tiled floor, power points, and radiator. uPVC double glazed door to rear garden.

Playroom/ Hobby Room

13'11" x 13'8" (4.24m x 4.17m)
Formerly the integral double garage this room has been converted and is currently used as a hobby room.

Utility Room

12'8" x 7'10" (3.86m x 2.4m)
Single drainer stainless steel sink unit with mixer taps, range of high and low level units with laminated work surfaces, plumbed for washing machine, ceramic tiled floor. Access to garage.

Attached Garage

14'9" x 8'8" (4.5m x 2.64m)
Roller door, power and light, gas fired boiler, Velux window, uPVC door to rear garden.

First Floor Landing

Walk in airing cupboard. Access to roof space.

Bedroom 1

13'1" x 11'11" (4m x 3.63m)
Vanity unit with mixer taps and range of built in furniture.

Bedroom 2

For full EPC please contact the branch.

12 x 11'11" (12 x 3.63m)

Bedroom 3

12 x 10

Bedroom 4

11'11" x 8'5" (3.63m x 2.57m)

Family Bathroom

8'10" x 6'11" (2.7m x 2.1m)
White suite comprising: Corner panelled bath, fully tiled built in shower cubicle with thermostatically controlled shower, dual flush WC, vanity unit with mixer taps, fully tiled walls, ceramic tiled floor, PVC panelled ceiling with recessed spotlights, stainless steel heated towel rail.

Outside

Brick paved driveway with excellent car parking space.

Gardens

Front garden in lawns and mature shrubs