

37 Knightsbridge Court, Bangor,
County Down, BT19 6FW

Asking Price: £285,000

 Reeds Rains

reedsrains.co.uk

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EPC Rating: TBC

Description

Peacefully nestled away in a quiet residential cul de sac and occupying a site that overlooks open countryside this Detached home will appeal to a broad spectrum, of purchasers.

The accommodation is adaptable to suit each buyer's specific needs and currently provides 4 generous bedrooms and 2 reception rooms. These are further enhanced by a fitted kitchen, conservatory, ground-floor shower room, and first floor bathroom.

Externally there is off street parking, and a detached garage as well as private well-tended gardens to the rear. With this location always popular for its proximity to leading Primary schools we have no hesitation in recommending immediate viewing.

Reception Hall

Open porch, uPVC double glazed front door, under stairs storage, cloaks cupboard.

Family Room

10'11" x 7'9" (3.33m x 2.36m)
Cornice ceiling.

Drawing Room

21'2" x 12'10" (6.45m x 3.9m)
Tiled fireplace and hearth, cornice ceiling.

Kitchen

12'8" x 11 (3.86m x 11)
Single drainer 1.5 stainless steel sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, built in oven and 4 ring ceramic hob, extractor fan, plumbed for dishwasher, casual dining area, fully tiled walls, tongue and groove ceiling with spotlights.

Conservatory

11'2" x 7'11" (3.4m x 2.41m)

Ceramic tiled floor, plumbed for washing machine, uPVC double glazed door to rear garden.

Bedroom 2

17'8" x 11'2" (5.38m x 3.4m)
Laminate wooden floor.

Bedroom 4

14'6" x 9'9" (4.42m x 2.97m)
Cornice ceiling.

Shower Room

Coloured suite comprising: Fully tiled built in shower cubicle with thermostatically controlled shower, low flush WC, pedestal wash hand basin, fully tiled walls, ceramic tiled floor, hot press with storage above.

First floor landing

Bedroom 1

18'3" x 10 (5.56m x 10)
Eave storage, Range of built in robes with louvered doors.
uPVC double glazed door to balcony.

Bedroom 3

16'3" x 9'5" (4.95m x 2.87m)

Bathroom

Coloured suite comprising: Tiled bath with mixer taps and telephone hand shower, low flush WC, pedestal wash hand basin, bidet, part tiled walls.

Outside

Tarmac driveway has excellent car parking space and access to the garage.

Detached Garage

20'1" x 8'3" (6.12m x 2.51m)
Up and over door, uPVC double glazed door to side.

Gardens

Front garden in lawns, flowerbeds, and shrubs.

The rear gardebacksng onto open fields in lawns, flowerbeds, and shrubs. Paved patio area loose pebbled patio areas. Garden shed. Summerhouse, PVC Oil tank.

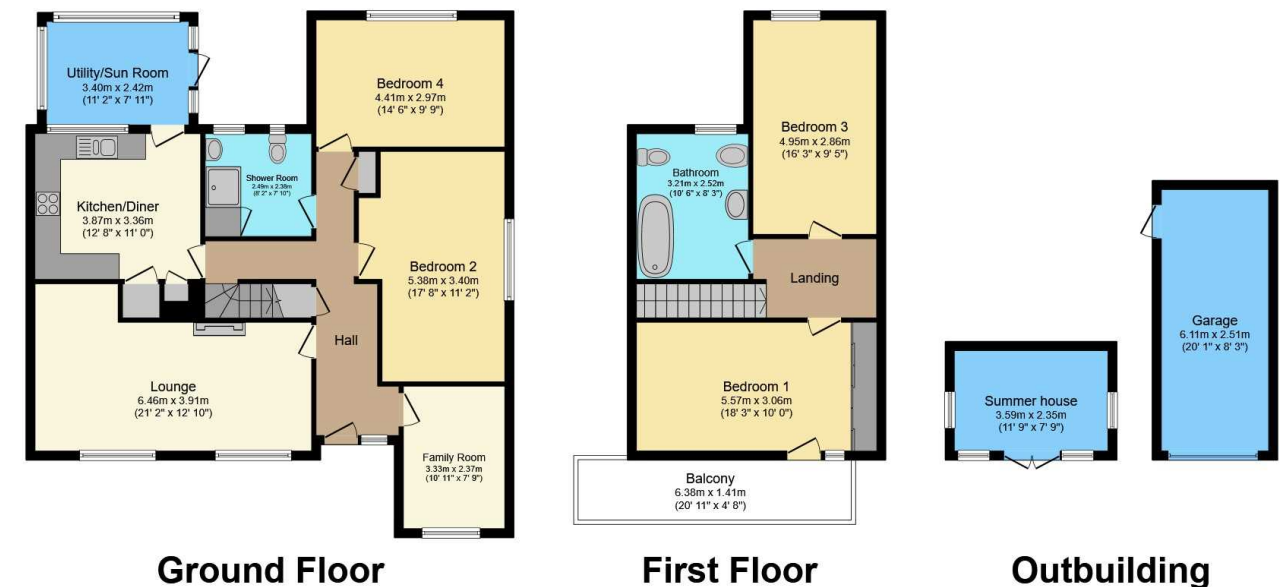
PVC Fascia, soffits and guttering

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All Measurements
All Measurements are Approximate.

Laser Tape Clause

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Total floor area 178.3 m² (1,919 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.