



28 John Street Lane , Newtownards, BT23 4LY

"The house that escaped Laurence Lewelyn Bowen's "NI House of the year"? What an amazing yet very affordable home this is! Full of character and charm yet fully modernised by its present owners this is a home to both enjoy yourself and be extremely proud off!"

Fully modernised 3 bedroom, 3 storey home in a town centre location close to all of Newtownards many amenities. The ground floor offers a lounge with feature fireplace & multi fuel stove, bespoke book cases, desk & media wall plus room for a dining table but step through to the kitchen/diner and prepare to be amazed. A modern fitted kitchen with no expense spared, right down to the skylight window, quartz worktops and media wall/bar. WOW!

The first floor offers 2 well proportioned bedrooms, including a master with an extensive range of built in bedroom storage solutions, (there is also planning approval for a rear extension to this floor to provide an additional bedroom or bathroom) whilst the top floor provides a modern, luxury bathroom & third bedroom. The property benefits from new uPVC double glazed windows, with internal shutters, composite front door and new Phoenix gas central heating system. To the rear is an enclosed, landscaped garden with barbecue, decking and entertaining areas. It's the bold standard of decor and finish that is so striking about this beautiful home and it simply must be seen to be fully appreciated.

Offers Around £155,000

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, Newtownards, BT23 4LY



- Potential "House of the year" contender?
- Lounge with dining/study area & multi fuel stove
- New uPVC double glazing with internal shutters & composite front door
- Planning approval for 1st floor rear extension (bathroom or bedroom)
- 3 storey - 3 bedroom - Fully modernised townhouse
- Luxury kitchen/diner with quartz worktops.
- New Phoenix gas central heating system
- Outstanding level of presentation & decor
- Luxury bathroom
- Enclosed garden to rear with barbecue & decking area

Entrance

Entrance hall

Lounge

21x11'9 (6.40mx3.58m)

Kitchen/diner

17'4x14'5 (5.28mx4.39m)

1st floor landing

Bedroom 1

14'10x10'5 (4.52mx3.18m)

Bedroom 2

10'2x8'11 (3.10mx2.72m)

2nd floor landing

Bathroom

8'8x6'1 (2.64mx18.59m)

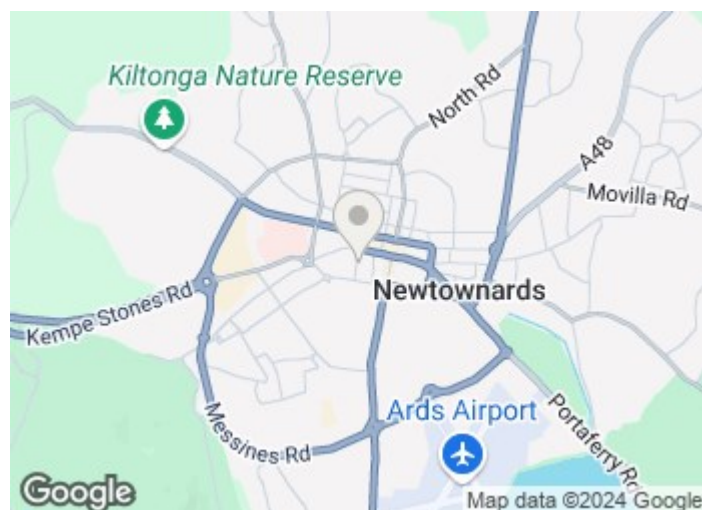
Bedroom 3

15x9'9 (4.57mx2.97m)

Outside

Tenure

Property misdescriptions

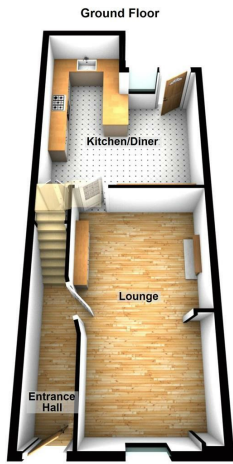


Directions

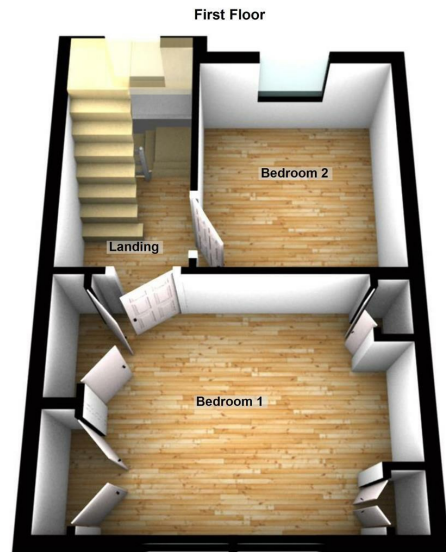
Travelling through Newtownards High Street, past the town square, turn second left onto John Street Lane and number 28 is located on the left.



Floor Plan



Images for illustrative purposes only and subject to change. Plan produced using Planity.



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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) 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			Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland	EU Directive 2002/91/EC		Northern Ireland	EU Directive 2002/91/EC	