

**RODGERS
&
BROWNE**

5 Brooklands Drive, Off Manse Road
Newtownards, BT23 4YX

offers over £375,000



The Owner's Perspective...

"After 20 years in this house we're downsizing.

Situated in a quiet cul de sac we have enjoyed easy walking access to the town, shopping centre, public transport and other facilities. The open view over farmland to the rear of the house is always a pleasing sight and the easily maintained back garden provided a great fun area for the children's play. The conservatory has afforded a pleasant relaxing area to enjoy the afternoon/evening sun.

We have enjoyed our time living here and we hope the new owners will have as much fun and pleasure as we have had"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Living room



Entrance hall

The facts you need to know...

Detached family home situated on a large corner site at the end of a quiet cul de sac

Flexible accommodation depending on individual needs

Drawing room with dual aspect and gas fire

Dining room and family room

PVC double glazed conservatory overlooking the rear garden and the rolling hills of the countryside

Solid oak kitchen incorporating built-in appliances opening to a casual dining area

Separate utility room

Four bedrooms, each with built-in wardrobes, main with ensuite shower room

Main bathroom

Integral double garage

Gas fired central heating

PVC fascia

Double glazed

Raised patio area with views over the countryside

Gardens laid in lawns, flowerbeds and mature borders

Tarmac driveway with parking for four cars

Minutes from the hustle and bustle of Newtownards town centre which boasts an array of amenities

Many local schools are on the doorstep including main arterial routes linking Belfast City Centre



Kitchen with casual dining



Dining room



Conservatory

The property comprises...

GROUND FLOOR

Ground Floor

OPEN COVERED ENTRANCE PORCH

Heather Brown tiled step, glazed door and side lights to:

SPACIOUS HALLWAY

Staircase leading to the first floor finished in mahogany spindles, Newel posts and handrails, under stair storage.

CLOAKROOM

Comprising low flush wc, trough sink unit and cabinet below, tiled splashback, ceramic tiled floor, tongue and groove ceiling.

DRAWING ROOM

22' 10" x 11' 8" (6.96m x 3.56m)

Brick fireplace with display shelves, raised hearth, gas inset, cornice ceiling, ceiling rose, dual aspect and countryside views.

DINING ROOM

11' 9" x 10' 8" (3.58m x 3.25m)

Views to the countryside and garden.

LIVING ROOM

14' 11" x 12' 9" (4.55m x 3.89m)

Fireplace with wooden surround, marble inset and hearth, gas fire.

KITCHEN AND CASUAL DINING

22' 1" x 10' 8" (at widest points) (6.73m x 3.25m)

Extensive range of high and low level solid oak cabinets, open shelving and display cabinets, under unit lighting, composite worktops, one and a half stainless steel inset sink unit and mixer tap, plumbed for dishwasher, fridge, part tiled walls, ceramic tiled floor, space for a cooker, extractor canopy above, tongue and groove ceiling, double glazed door to:

PVC DOUBLE GLAZED CONSERVATORY

13' 7" x 12' 0" (4.14m x 3.66m)

Heat and power, ceramic tiled floor, double glazed door to rear garden, views of the garden and countryside, central fan light.

UTILITY ROOM

11' 3" x 8' 5" (at widest points) (3.43m x 2.57m)

Including walk-in storeroom. Range of high and low level cabinets, laminate worktops, single drainer stainless steel sink unit and mixer tap, plumbed for washing machine, space for tumble dryer, ceramic tiled floor, part tiled walls. Service door to rear.

INTEGRAL DOUBLE GARAGE

20' 3" x 17' 11" (6.17m x 5.46m)

Up and over door, light and power.



Main bedroom

First Floor

LANDING

Access to roofspace. Hotpress with double doors to gas boiler, additional storage cupboard.

MAIN BEDROOM

11' 9" x 11' 8" (3.58m x 3.56m)

Built-in wardrobes and mirrored doors.

ENSUITE SHOWER ROOM

8' 0" x 5' 8" (2.44m x 1.73m)

Fully tiled shower cubicle with thermostatically controlled shower unit, low flush wc, Adelph inset sink unit and mixer tap, under units, wall lighting, ceramic tiled floor, fully tiled walls.

BEDROOM (2)

12' 10" x 11' 9" (3.91m x 3.58m)

Plus large built-in wardrobes.

BEDROOM (3)

12' 11" x 10' 8" (3.94m x 3.25m)

Plus large built-in wardrobes. Views over the countryside.

BEDROOM (4)

11' 9" x 7' 9" (3.58m x 2.36m)

Plus large built-in wardrobes. Views over the countryside.

BATHROOM

8' 9" x 7' 2" (2.67m x 2.18m)

White suite comprising panelled bath with mixer tap, fully tiled shower cubicle with Mira electric shower, low flush wc, pedestal wash hand basin, ceramic tiled floor, fully tiled walls, tongue and groove ceiling, low voltage lighting.

Outside

Spacious gardens to the rear laid in lawns, flowerbeds, mature shrubs, backing onto rolling fields. Raised large patio area laid in flags, taking full advantage of its sunny aspect.

Tarmac driveway with parking for four cars, manicured flowerbeds.



Ensuite shower room



Bedroom two



Bathroom

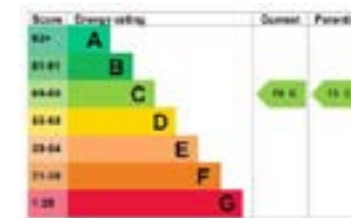


Bedroom three

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?			X
Is there an annual service charge?			X
Any lease restrictions (no AirBnB etc) ?			X
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?		X	
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?			X
Are there any existing planning applications?		X	
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?		X	
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?		X	

ENERGY EFFICIENCY RATING (EPC)



From 23rd September 2022 property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 5% override still applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000. Please contact your own legal adviser with any queries.

TENURE: Long Leasehold £50 per annum.

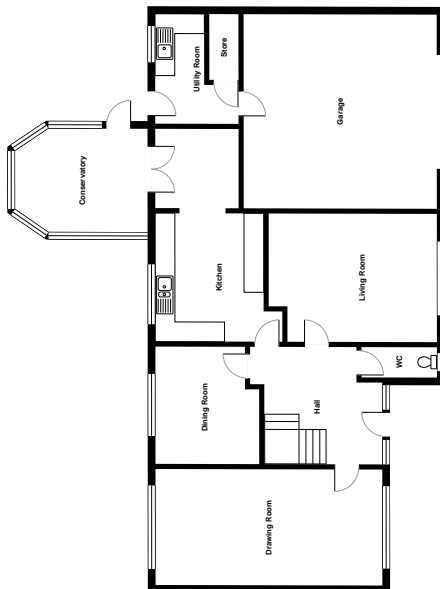
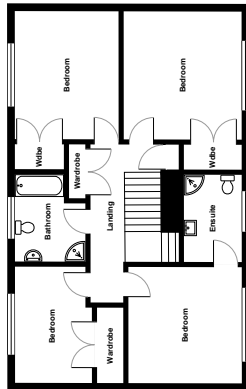
RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2024/2025 is £2,512.67

VIEWING: By appointment with **RODGERS & BROWNE**.

Location

Travelling along Blair Mayne Road South passing Ards Shopping Centre take your first left onto Manse Road and keep left, take your third left into Brooklands Park and second right into Brooklands Drive, No5 is straight ahead of you.



Total Area: 235.4 sqm / 2566 sq ft
 All measurements are approximate and for information only

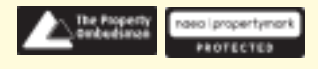


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EXPERIENCE | EXPERTISE | RESULTS

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