

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**43 LAKEVIEW MANOR,
NEWTOWNARDS, BT23 4US**

OFFERS OVER £325,000

Lakeview Manor is located off the Belfast Road in Newtownards and is well located to be within walking distance of the town centre, its wide range of amenities, arterial routes and the Kiltonga Wildlife Reserve, well known for its beautiful walkway.

Newtownards is a popular market town with a great range of local amenities and is situated within 30 minutes of Belfast City Centre which can be easily accessed via the main arterial routes out of the town.

Lakeview Manor is known for its beautiful houses and this home is no exception. Finished to an extremely high standard throughout, the current owners have decorated each room to an individual and modern style with bespoke finishes including kitchen panelling, living room storage, and window seat. The external areas have been landscaped to provide beautiful outside space with low maintenance upkeep.

Internally, on the ground floor there is a large kitchen with dining area, utility space and a good range of built-in appliances, downstairs wc and living room with gas fireplace and lovely views. The first floor has two double rooms, a family room with gas fire and a large family bathroom with bath and shower enclosure. The second floor benefits from three further bedrooms, including a large master bedroom with ensuite shower room, and a large landing with reading nook and storage. There are many additional benefits to this home, such as underfloor heating to the ground and first floors, air filtration system and high grade insulation making it an efficiently run property. The front and rear gardens are beautifully landscaped and have private views with a woodland outlook at the back of the property.

At circa 2200 sq ft, this semi detached house will appeal to couples, families and downsizers looking for a well cared for home in the right location. Early viewing is highly recommended for this stunning home as we expect great interest and don't expect it to be on the market for long.



Key Features

- Stunning Semi-Detached Home Circa 2200 Sq Ft In The Popular Lakeview Development
- Two Reception Rooms, Both With Feature Gas Fires And Dual Aspect Views
- Ground Floor WC And First Floor Family Bathroom With Bath And Shower Cubicle
- Landscaped Gardens To Front And Rear With Off Street Parking For Multiple Vehicles
- Luxury Fitted Kitchen With A Range Of Built In Appliances And Separate Utility Area
- Five Bedrooms Across Two Floors, Master Bedroom With Ensuite Shower Room
- Gas Fired Central Heating System And uPVC Double Glazed Windows
- Perfectly Located Close to Newtownards Town Centre And Its Wide Range Of Amenities



Accommodation

Comprises:

Entrance Hall

Porcelain tiled floor.

Downstairs WC

White suite comprising low flush wc, vanity unit with sink and mixer tap, extractor fan, recessed spotlighting and porcelain tiled floor.

Living Room

18'0" x 18'0" (into bay)

Dual aspect views, gas fireplace with polished granite hearth, cast iron inset and oak surround and mantle, beautiful built-in units and window seat, and recessed spotlighting.

Kitchen / Dining Room

17'1" x 14'0"

Modern shaker style kitchen with range of high and low level units with wood effect laminate work surfaces, one and a half bowl ceramic sink unit with mixer taps and built-in drainer, space for dining room table, built-in dishwasher, built-in hob with stainless steel extractor fan and hood, built-in double oven, built-in fridge/freezer, part tiled walls, porcelain tiled floor, part wood panelled walls, recessed spotlighting, feature light pendants and double doors to rear garden.

Utility Room

7'1" x 6'3"

Built-in storage, plumbed for washing machine, space for tumble dryer, recessed spotlighting, extractor fan and porcelain tiled floor.

First Floor

Landing

Family Room

18'0" x 18'0" (into bay)

Solid oak flooring, dual aspect views, recessed spot lighting, inset gas fire.

Bedroom 2

14'0" x 8'0"

Double room.

Bedroom 3

14'0" x 8'0"

Double room.

Bathroom

White suite comprising low flush wc, wash hand basin with mixer taps and storage, feature light mirror, wall mounted chrome radiator, corner bath with mixer taps, recessed spotlighting, shower cubicle with overhead shower and glazed doors, tiled floor, fully tiled walls.

Second Floor

Landing

Reading nook/office space, large storage cupboard and access to roofspace.

Master Bedroom

14'0" x 13'1" (not including robes)

Double room, recessed spotlighting, built-in slide robes, ensuite.

Ensuite

White suite comprising low flush wc, vanity unit with sink, mixer taps and feature light mirror, wall mounted chrome radiator, walk in shower cubicle with overhead waterfall shower, built-in shower storage with lighting, extractor fan, recessed spotlighting, tiled floor and fully tiled walls.

Bedroom 4

13'1" x 8'0"

Double room.

Bedroom 5

13'1" x 8'0"

Built-in robes.

Outside

Front: Landscaped area with artificial lawn, stoned area and paved driveway for multiple vehicles.

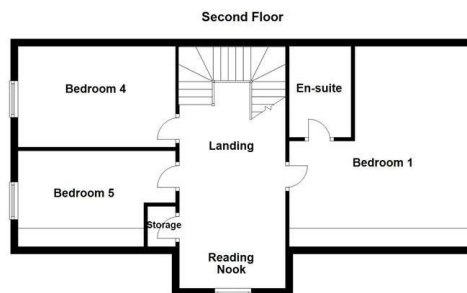
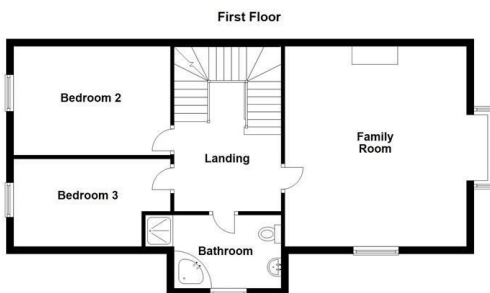
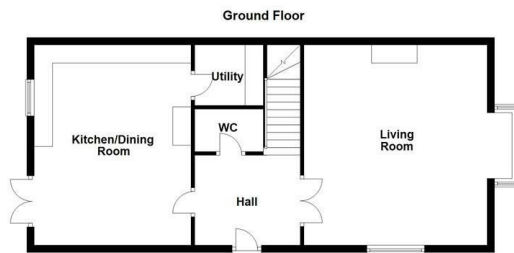
Rear: Raised composite decked area, paved seating area, pebble pathway with wooden steps to decked area, fully enclosed, outside tap, outside light.











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

431 Akeview Manor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		76	76
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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