



6 MAXWELL PARK

Bangor West, BT20 3SH

Offers around **£750,000**



DETACHED | 4 🏠 | 3 🚗 | 3 🚿

Maxwell Park, located off the prestigious Maxwell Road, Bangor West, is arguably one of the finest addresses within Bangor West. Number 6 is located on the right hand side of the Park ensuring optimum orientation of the sun's daily path with a south facing generous private rear garden.

This substantial family residence has been enhanced with contemporary styling both externally and throughout the bright and spacious internal accommodation arranged over two levels. The property is approached through electronic double gates with ample parking for numerous vehicles. Quality and high standard of finish both to fixtures and fittings is evident throughout.

The secluded private location is complimented with excellent convenience. The property is only walking distance from the Bangor transport hub and also Bangor West railway halt. Bangor Lawn Tennis Club is only a short walk away as is the National Trust shore path from Bangor to Holywood. The property lies within the catchment area to a range of North Down's Primary and Grammar schools. Leisure activities such as sailing and golf can be found at Royal Ulster Yacht Club, Ballyholme Yacht Club, Bangor Marina, Bangor Golf Club and Carnalea Golf Club.

It is rare for properties of this calibre to present itself to the open market. Boasting such an array of quality attributes it is only upon personal appraisal that one can fully appreciate all this fine home has to offer.



KEY FEATURES

- Detached Family Residence Located Within Prestigious Bangor West Address.
- Secluded Private Location Off Maxwell Park with Generous Private South Facing Rear Garden Ideal for Outdoor Entertaining and Children at Play.
- Beautifully Finished Interior Throughout with the Emphasis on Natural Light and Entertaining Space.
- Generous Open Plan Kitchen/Dining/Living and Study Space, Finished in Porcelain Floor Tiling, Bespoke Fitted Kitchen Units, Range of Integrated Appliances and Glass Doors Opening to the Rear Patio and Gardens.
- Four Large First Floor Bedrooms Including Principal Bedroom with En Suite and Large Dressing Area.
- Gas Fired Heating.
- Under Floor Heating to Ground Floor.
- Garden Room Currently Used as Gym, Ideal for Home Office, Light and Power.
- Mature Landscaped Private South Facing Rear Gardens Laid in Lawns and Extended Patio Areas Ideal for Outdoor Entertaining and Al Fresco Dining.
- Secure Private Car Parking with Electronic Double Gates.

WHAT THE OWNER'S SAY...

6 Maxwell Park has been our family home for 10 years, and we have so many happy memories from our time here.

Maxwell Park is a like a well kept secret: it's a lovely quiet cul-de-sac, whilst still being only few minutes walk from the tennis club, the North Down coastal path, Stricklands Glen and the train station. We have enjoyed so much space and privacy, whilst still being able to enjoy the buzz of Bangor.

We have loved the flow of our home - we all gravitate towards the kitchen/living room as it's the heart of the home and opens onto our large garden. We will miss our wonderful garden so much - it's the perfect place to relax, entertain and play (we've had bouncy castles, trampolines and jungle gyms out there over there years!). The patio area is a peaceful, sheltered sun trap, and enjoys sunshine all day long.

Now that my children have grown up and started the next chapters of their lives, it's time for our much loved home to welcome a new family who can start creating as many happy memories as we have.



ROOM DETAILS

Ground Floor

- Reception Hall
- Inner Hallway
- Cloaks/WC
- Lounge
13'9" x 22'8"
- Kitchen
28'6" x 11'9"
- Living Room/Study/Dining
16'6" x 11'4"
- Pantry
- Utility Room
16'0" x 7'9"
- Wet Room

First Floor

- Wood panelled staircase
- Landing
- Primary Bedroom
24'8" x 14'9"
- Dressing Room
- Ensuite Shower Room
- Bedroom Two
25'10" x 10'4"
- Bedroom Three
25'10" x 12'5"
- Bedroom Four
9'4" x 15'7"
- Family Bathroom

Outside

- Private Electric Gated Access.
- Ample Driveway Parking to Front.
- Feature Stone Wall
- Gardens Laid in Lawn
- Sun Room
15'0" x 8'5"
- Garden Shed





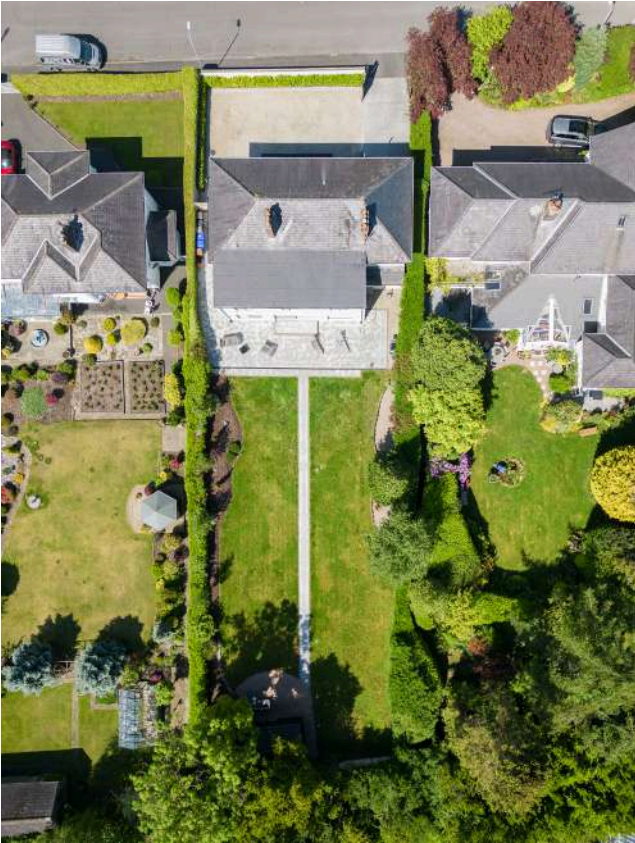
FLOOR PLANS





DIRECTIONS

Travelling along the Bryansburn Road from Crawfordsburn, turn left at the Maxwell Road roundabout into Maxwell Road. Maxwell Park is on the right hand side and No. 6 is on the right.



THE LOCAL AREA

Bangor is a beautiful seaside town located just over 13 miles from Belfast. Bangor offers a wide variety of property with something to suit all.

Bangor Marina is one of the largest in Ireland and attracts plenty of visitors when the sun shows its face. Tourism is a big factor in this part of the world.



| ENERGY EFFICIENCY RATING | | |
|---|---------|-----------|
| Very energy efficient – lower running costs | | |
| | CURRENT | POTENTIAL |
| 92+ | | |
| 81-91 | | |
| 69-80 | | |
| 55-68 | 72 | 72 |
| 39-54 | | |
| 21-38 | | |
| 1-20 | | |
| NOT energy efficient – higher running costs | | |

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

