



Curllew Crescent,

Offers in the region of
£310,000



Reeds Rains

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Curlew Crescent, Newtownards, County Down

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Reeds Rains are delighted to present for sale this impressive detached family home in the highly sought after 'Teal Rocks' development located off the Portaferry Road in Newtownards. Purchased new by the current owner, the property occupies an enviable site and offers partial views towards Strangford Lough and the Mournes beyond. Internally the property comprises on the ground floor of an entrance hall, WC, three separate reception rooms plus sunroom, pine country style fitted kitchen, utility room, and integral garage. On the first floor there are four generous bedrooms - master with en-suite, study/den access off one of the bedrooms and a family bathroom. The property is further enhanced with double glazing and oil fired central heating. Newtownards town centre is a short distance away where an array of boutiques, restaurants and coffee houses can be enjoyed. There are also leading schools at both primary and secondary level within close proximity. Coupled with its sought after location and spacious accommodation this home is a must to view. To arrange your private viewing please contact Reeds Rains, Newtownards on 028 9181 4144.

GROUND FLOOR

ENTRANCE HALL

Hardwood front door. Laminate floor. Under stairs storage.

WC

White suite comprising low flush WC and pedestal wash hand basin. Tiled floor and tiled splash back.

LOUNGE

5.51m x 3.81m (18'1" x 12'6")

Open fire with stone surround and hearth. Partial lough views. Open to:

SUNROOM

2.62m x 2.36m (8'7" x 7'9")

Laminate floor.

LIVING ROOM

4.27m x 3.15m (14'0" x 10'4")

Feature wood burning stove with brick surround and slate hearth.

DINING ROOM

4.27m x 3.28m (14'0" x 10'9")

Patio doors to rear garden.

KITCHEN / DINER

4.60m x 3.00m (15'1" x 9'10")

Fitted country pine style kitchen with an excellent range of high and low level units and laminate work surfaces. Space for range style cooker. One and a half bowl stainless steel single drainer sink unit with mixer tap. Integrated fridge and microwave. Plumbed for dishwasher. Laminate floor. Recessed spot lights.

UTILITY ROOM

1.83m x 2.06m (6'0" x 6'9")

Fitted country pine style units and laminate work surfaces. Stainless steel single drainer sink unit with mixer tap. Plumbed for washing machine.

INTEGRAL DOUBLE GARAGE

5.89m x 5.64m (19'4" x 18'6")

Oil boiler. Rear access door.

FIRST FLOOR

GALLERIED LANDING

Hot press. Velux window.

MASTER BEDROOM

5.59m x 3.94m (max) (18'4" x 12'11" (max))

Range of slide robes. Lough views.

ENSUITE

2.29m x 1.98m (max) (7'6" x 6'6" (max))

Contemporary white suite comprising low flush WC, pedestal wash hand basin with mixer tap and enclosed shower cubicle with 'Mira Sport' electric shower. Tiled floor and tiled shower cubicle. Chrome towel rail and recessed spot lights. Extractor fan.

BEDROOM 2

3.73m x 3.38m (max) (12'3" x 11'1" (max))

BEDROOM 3

3.63m x 3.53m (max) (11'11" x 11'7" (max))

Lough views.

BEDROOM 4

4.19m x 3.00m (13'9" x 9'10")

Leading to:

STUDY / DEN

5.64m x 3.25m (18'6" x 10'8")

Laminate floor. Velux window.

BATHROOM

2.72m x 2.46m (8'11" x 8'1")

White suite comprising low flush WC, pedestal wash hand basin with mixer tap, panel bath with mixer tap and hand held shower attachment and enclosed shower cubicle with thermostatically controlled shower. Part tiled walls. Recessed spot lights. Extractor fan.

OUTSIDE

Front garden laid in lawns and shrubs with tarmac driveway. generous enclosed rear garden laid in lawns with feature patio and decked areas. PVC oil tank.



For full EPC please contact the branch

HEATING TYPE

Oil fired central heating.

GLAZING TYPE

Double glazing.

EPC

FLOOR PLAN

Laser Tape Clause

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



