

Cambourne Park,

**Offers in the region of
£159,950**



Reeds Rains

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Cambourne Park, Newtownards, County Down

Offers in the region of £159,950

Reeds Rains are delighted to present for sale the spacious detached family home in the popular Cambourne development just off the Comber Road in Newtownards. Conveniently located close to many local amenities, schools and shops this home will appeal to an array of purchasers from first time buyers, to investors or families. Briefly comprising on the ground floor of an entrance hall, lounge with open fire and spacious kitchen / diner open to conservatory. On the first floor there are 3 bedrooms - master with ensuite and a family bathroom. Externally the property has gardens front and rear and driveway parking. The house is further enhanced with gas fired central heating and double glazing. To arrange your private viewing contact Reeds Rains Newtownards on 028 9181 4144.

GROUND FLOOR

ENTRANCE HALL

Storage cupboard with gas boiler.

LIVING ROOM

4.98m x 3.58m (16'4" x 11'9")

Open fire with wood surround, cast iron inset and tiled hearth.

KITCHEN / DINING

Fitted kitchen with an excellent range of high and low level units and tiled work surfaces. One and a half bowl stainless steel single drainer sink unit with mixer tap. Electric oven, 4 ring gas hob and extractor fan. Plumbed for washing machine and dishwasher. Tiled floor and part tiled walls. PVC door to side. Open to:

CONSERVATORY

3.66m x 3.23m (12'0" x 10'7")

PVC doors to rear garden.

FIRST FLOOR

LANDING

Hot press.

MASTER BEDROOM

4.65m x 3.02m (15'3" x 9'11")

Range of fitted wardrobes.

ENSUITE

2.21m x 1.78m (7'3" x 5'10")

Suite comprising low flush WC, vanity wash hand basin and enclosed shower cubicle with thermostatically controlled shower. Part tiled walls. Extractor fan.

BEDROOM 2

3.66m x 3.05m (max) (12'0" x 10'0" (max))

Slide robes and built in wardrobe.

BEDROOM 3

2.79m x 2.21m (9'2" x 7'3")

Laminate floor.

BATHROOM

2.24m x 2.21m (7'4" x 7'3")

Suite comprising low flush WC, pedestal wash hand basin and panel bath with mixer tap, separate hand held shower attachment and thermostatically controlled shower over. Extractor fan.

OUTSIDE

Front garden laid in lawns with tarmac drive. Enclosed rear garden with low maintenance artificial grass and decked area.

HEATING TYPE

Gas fired central heating.

GLAZING TYPE

Double glazing.

FLOOR PLAN

EPC

PHOTOS

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

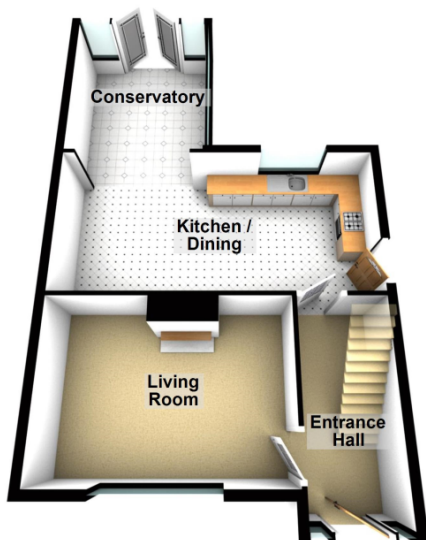


For full EPC please contact the branch

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only

Ground Floor



First Floor

