

**Tim Martin**  
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**12 Brooklands Park  
Newtownards  
BT23 4XY**

**Offers Around  
£395,000**

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## SUMMARY

A quality detached family residence set in spacious mature garden sat the end of this quiet cul-de-sac.

The property is ideally located a short walk to Newtownards shopping centre and the open countryside and enjoys easy access to Belfast, the Ulster Hospital and the City Airport.

Internally the accommodation is spacious, luxuriously appointed and versatile to suit a range of family demands. For those working there are two large studies with internet mesh fitted to provide quality internet throughout the house and in the rear garden!

Four double bedrooms, three with built in furniture, are complimented by a luxury appointed shower room and bathroom. The integrated kitchen is open plan to the dining room and leads to the laundry room. The lounge, family room and conservatory complete the fine family home.



## FEATURES

- Delightful Detached Property
- Three Reception Room Including Conservatory
- Two Studies
- Integrated Kitchen With Dining Area
- Laundry / Utility Room
- Four Excellent Bedrooms
- Master bedroom With En Suite
- Double Glazing
- Oil Fired Central Heating
- Spacious Mature Gardens
- Quiet Cul De Sac Location
- Easy Commute To Belfast, City Hospital, Newtownards
- Internet Mesh Fitted

## ACCOMMODATION

### COVERED ENTRANCE PORCH

With granite tiled step.

### RECEPTION HALL

Polished mahogany tongue and groove floor; storage cupboard under stairs.



### CLOAKROOM 1.45m (4'9) x 1.24m (4'1)

Contemporary white suite comprising wash hand basin with chrome swan neck mixer taps and close coupled WC; polished mahogany tongue and groove floor; chrome wall mounted heated towel radiator; ceramic tiled walls.



### LOUNGE 6.45m (21'2) x 3.66m (12'0)

Cream marble fireplace and hearth with gas fire; carved painted wood surround; high level TV aerial connection; polished mahogany tongue and groove floor.



**FAMILY ROOM 3.96m (13'0) x 3.15m (10'4)**

Cream marble fireplace and hearth; carved mahogany surround; polished mahogany tongue and groove floor, TV aerial jack point; glazed double doors to conservatory; high level TV aerial connection.



**CONSERVATORY 3.96m (13'0) x 3m (9'10)**

Oak tongue and groove floor; glazed sliding patio door to rear garden; wall light.



**STUDY 3.23m (10'7) x 3.23m (10'7)**

Range of built in furniture including fitted cupboards, open display shelves and bookshelves; nest of 8 filing drawers and matching fitted storage drawers; polished mahogany tongue and groove floor.



**KITCHEN 4.14m (13'7) x 3.25m (10'8)**

1 1/2 tub single drainer stainless steel sink unit with chrome mixer taps; extensive range of off white high gloss eye and floor level cupboards and drawers; matching glazed display cupboards; integrated Samsung electric under oven and AEG 4 ring ceramic hob with stainless steel extractor canopy over; plumber for dishwasher; space for fridge; feature island unit with marble worktop and fitted storage shelves; part tiled walls; ceramic tiled floor; open plan to :-



**DINING ROOM 4.57m (15'0) x 2.77m (9'1)**

Glazed double doors to patio; ceramic tiled floor; 12 volt ceiling lighting; TV aerial connection.

**LAUNDRY ROOM 4.11m (13'6) x 2.03m (6'8)**

Single drainer stainless steel sink unit with mixer taps; range of white high gloss eye and floor level cupboards and drawers; formica worktops; plumbed and space for washing machine and tumble dryer; part tiled walls; ceramic tiled floor; 12 volt ceiling lighting; extractor fan; built in cupboard with Worcester' oil fired boiler.



**OFFICE 4.98m (16'4) x 3.56m (11'8)**

Extensive range of fitted bookshelves over storage cupboards; 12 volt ceiling lighting; vertical wall mounted radiator.

**FIRST FLOOR / LANDING**

Study area; hotpress with lagged copper cylinder.

**MASTER BEDROOM 3.71m (12'2) x 3.56m (11'8)**

**EN SUITE SHOWER ROOM 2.39m (7'10) x 2.06m (6'9)**

White suite comprising quadrant tiled shower with Mira Sport electric shower, glass sliding shower door and side panel; vanity unit with two fitted drawers, porcelain wash hand basin with chrome swan neck mixer taps and illuminated mirror over; close coupled WC; fitted bathroom cabinet; ceramic tiled walls and floor; 12 volt lighting; extractor fan.



**BEDROOM 2** 3.73m (12'3) x 2.79m (9'2)

Double built in wardrobe with mirrored sliding doors; wood laminate floor.

**BEDROOM 3** 3.51m (11'6) x 3.23m (10'7)

Double built in wardrobe with mirrored sliding doors; wood laminate floor.

**BEDROOM 4** 3.25m (10'8) x 2.79m (9'2)

Double built in wardrobe with mirrored sliding doors; wood laminate floor.



**PRINCIPAL BATHROOM** 2.97m (9'9) x 1.75m (5'9)

Contemporary white suite comprising panelled bath with centrally located chrome mixer taps; floating wash hand basin with matching taps; close coupled WC; tiled shower cubicle with Mira sport electric shower, folding glass shower door, chrome wall mounted heated towel radiator; ceramic tiled walls and floor; 12 volt ceiling lighting; extractor fan.



**OUTSIDE**

Spacious bitmac driveway with ample parking; mature gardens to front laid out in lawns; well stocked bed of herbaceous plants including heather and lavender; eucalyptus trees, holly, Rowan and flowering cherry; a small flagged patio catches the evening sun.

**GARDEN**

Delightful mature rear gardens laid out in lawns; extensive beds of ornamental shrubs over arched by a fine stand of ash, holly, Castlewellan gold, field maple and birch trees. The gardens are hard landscaped with raised brick flowerbeds and sandstone flagged patios and paths. The gardens are enclosed with timber fencing to provide good privacy.



**SUMMER HOUSE**

**GARDEN STORE**

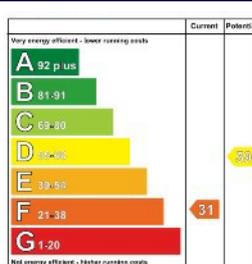
**NON EXEMPT CAPITAL / RATEABLE VALUE**

£137,500. Rates Payable = £1113.06 per annum (approximately)

**EXEMPT CAPITAL VALUE**

£137,500





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