

11 Crawfordsburn Way,  
Crawfordsburn Road, Newtownards, BT23 4RY



Offers Around £285,000

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## KEY FEATURES

- A beautifully presented detached villa
- Of fairly recent construction, the exterior architecture mimics an old farmhouse style dwelling
- Very handy location, Newtownards town centre with its plethora of coffee shops, high street brand store and leisure facilities can be reached in less than a 5 min drive, yet open countryside is on the doorstep
- Good sized lounge with stove and French doors to rear garden
- Large open plan kitchen/ dining to sun room with French doors to rear garden
- Kitchen laid out in Grey Shaker style units, island and integrated appliances
- Cloakroom with WC
- Four bedrooms
- Master with modern ensuite
- Family bathroom comprising modern White suite
- Landscaped gardens to front, side and rear laid out in lawns, modern paved patios area and flowerbeds
- Tarmac driveway with off road parking for 2 vehicles
- Gas fired central heating system, (Worcester Bosch boiler)
- uPVC double glazed windows and doors, Red composite front door
- Zoned alarm system
- Approx. 6 years remaining in the NHBC Guarantee
- Management company fee of £50 per quarter, which covers the maintenance of the communal garden green area's in the development



## SUMMARY

A well appointed detached family home occupying a manageable corner site, and within easy striking distance of the bustling Newtownards town centre. No. 11 Crawfordsburn Way was constructed approximately 4 years ago, the property extends to c.1,550 sq ft and offers well-proportioned accommodation with a layout that will suit today's modern family unit.

The accommodation comprises an entrance hall, all important downstairs cloakroom with WC, Lounge with wood burning stove, a beautiful open plan Kitchen with Grey Shaker style units open to Dining area and Sun Room with French doors leading to the rear gardens. On the first floor, there are three double bedrooms, master with ensuite shower room, bedroom 4 is a large single room, a smart family bathroom with modern White suite rounds off the first floor accommodation.

Externally the property has well-tended gardens laid in lawns modern paved patio, high garden wall, hedging and flower beds all offering considerable privacy. All in all, a superb family home in a highly regarded and most convenient location.

## THE PROPERTY COMPRISES:

### GROUND FLOOR

Red composite front door, outside light, to:

### ENTRANCE HALL:

Ceramic tiled floor, telephone point.

### CLOAKROOM:

Modern white suite comprising: pedestal wash hand basin with mixer taps, push button WC, wall tiling, ceramic tiled floor, extractor fan.



### LOUNGE:

20' 5" x 11' 10" (6.22m x 3.61m)

Attractive Inglenook style fireplace with wood burning stove, Live Edge floating sleeper mantle, granite hearth, television and telephone points, uPVC double glazed French doors to rear enclosed garden. Triple aspect.



### LUXURY KITCHEN/DINING ROOM:

20' 6" x 12' 5" (6.25m x 3.78m)

1.5 tub single drainer stainless steel sink unit with mixer taps, excellent range of high and low level grey shaker style units, white Corian work surfaces, built in double oven, integrated fridge freezer and dishwasher, concealed Worcester Bosch Phoenix Gas boiler, display cabinets, island with 4 ring gas hob unit, cupboards and drawers, glass and stainless steel extractor hood, breakfast bar, concealed lighting, ceramic tiled floor, LED recessed spotlighting, extractor hood, breakfast bar, wired for wall mounted TV, uPVC double glazed door to side. Open to:



### SUN ROOM:

11' 10" x 11' 7" (3.61m x 3.53m)

Ceramic tiled floor, LED recessed spotlighting, large feature window, uPVC double glazed French doors to rear enclosed garden.







**UTILITY ROOM:**  
**7' 1" x 6' 1" (2.16m x 1.85m)**  
 Single drainer stainless steel sink unit with mixer taps, range of matching grey shaker style units, Formica roll edge work surfaces, plumbed for washing machine, wall tiling, ceramic tiled floor.

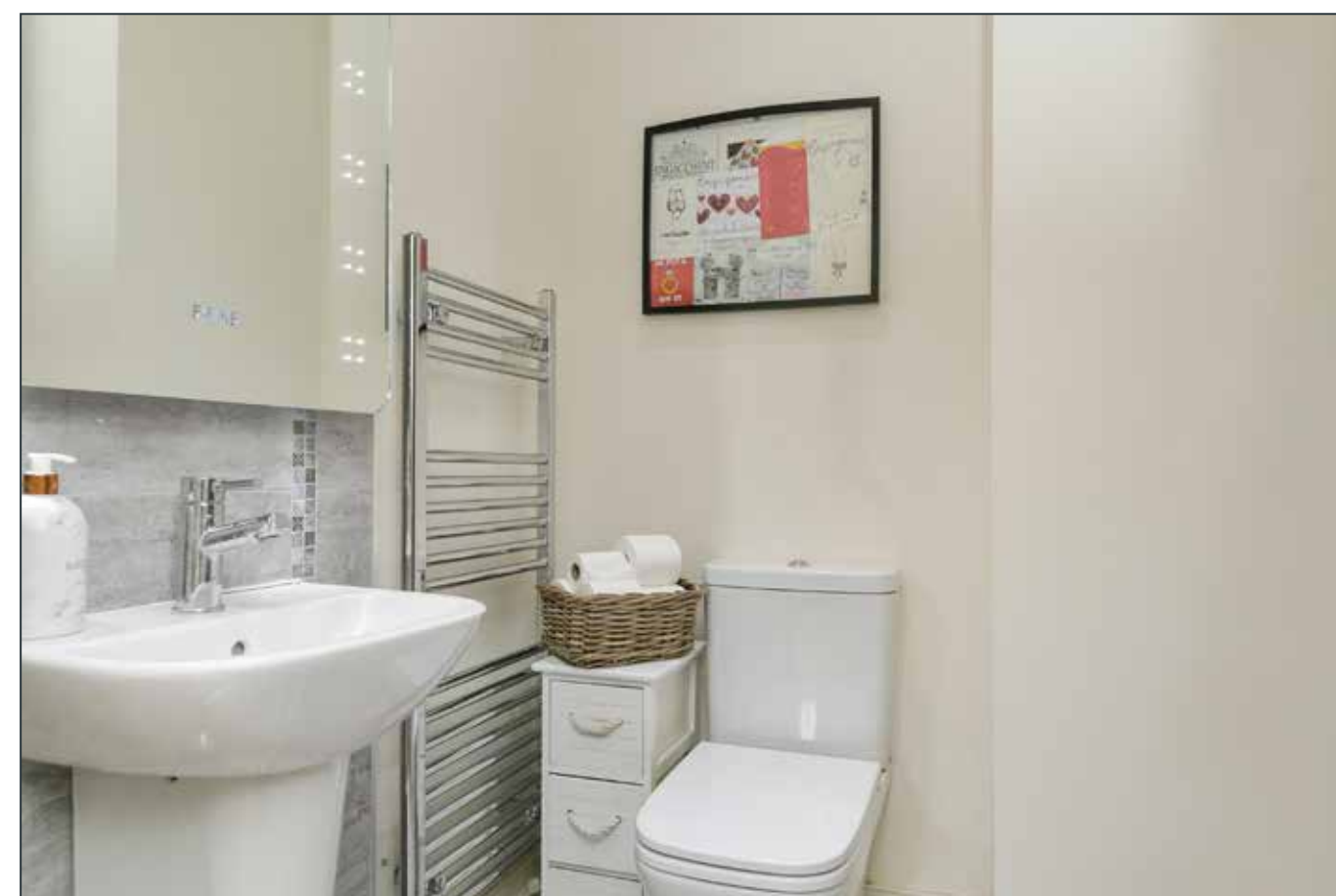


**FIRST FLOOR**  
**LANDING:**  
 Concealed linen cupboard, access to roofspace.



**BEDROOM (1):**  
**14' 6" x 11' 10" (4.42m x 3.61m)**  
**At widest points.**  
 Dual aspect

**LUXURY ENSUITE:**  
 Modern white suite comprising:  
 Separate fully tiled shower cubicle with thermostatically controlled shower, floating wash hand basin with mixer taps, push button WC, large chrome towel radiator, feature wall tiling, ceramic tiled floor, LED recessed spotlighting, extractor fan.





**BEDROOM (2):**  
**12' 4" x 11' 7" (3.76m x 3.53m)**  
 Dual aspect.



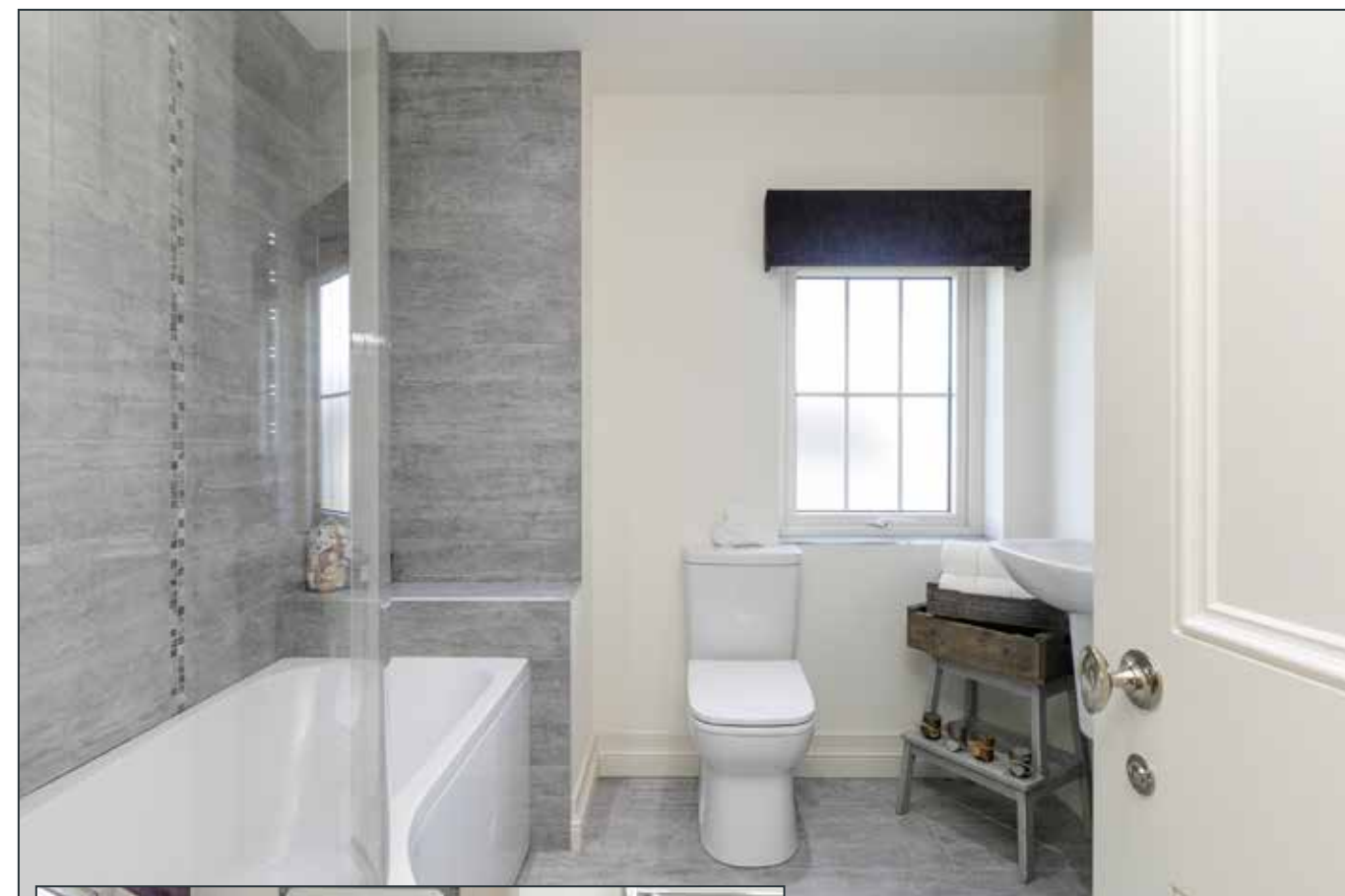
**BEDROOM (3):**  
**12' 4" x 8' 4" (3.76m x 2.54m)**



**BEDROOM (4):**  
**8' 1" x 8' 0" (2.46m x 2.44m)**

**LUXURY BATHROOM:**

Modern white suite comprising:  
 Panelled shower bath with mixer taps,  
 thermostatically controlled shower,  
 glass shower screen, floating wash hand  
 basin with mixer taps, push button WC,  
 large chrome towel radiator, feature  
 wall tiling, ceramic tiled floor, LED  
 recessed spotlights, extractor fan.



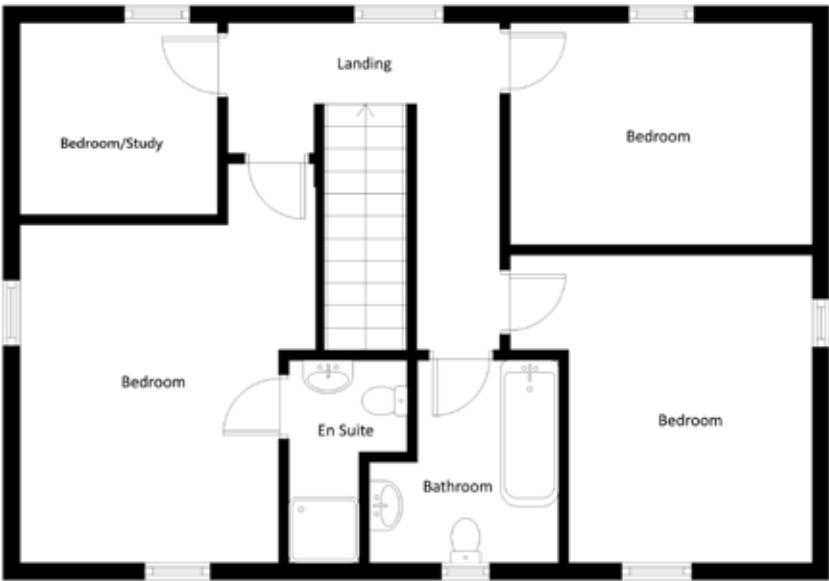


OUTSIDE

Gardens to front, side and rear laid out in lawns, landscaped flowerbeds stocked in hedging, plants, shrubs and bushes, large modern paved patio areas and pathways, feature garden wall, outside lights, outside water tap, access via timber gates to either side of property. Parking area to side with off road double driveway parking for 2 vehicles.

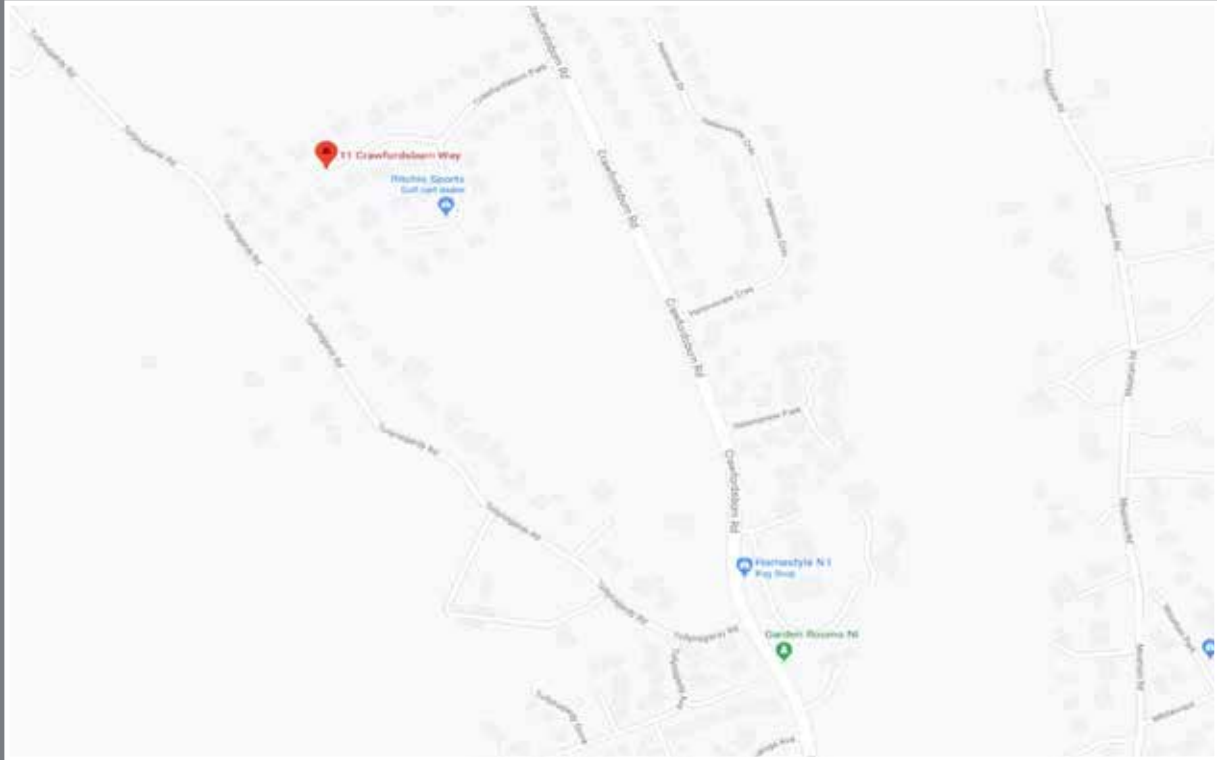


11 Crawfordsburn Way, Newtownards (Ground Floor)  
Plans for illustrative purposes only



11 Crawfordsburn Way, Newtownards (1st Floor)  
Plans for illustrative purposes only

# Location



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