

5 Thornleigh Park,  
Newtownards, BT23 8UU



Offers Around £165,000

Telephone 02891 800700  
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#### KEY FEATURES

- A fabulous property set within a quiet family friendly residential area
- Offering a two storey, C.550 sq ft extension
- Smooth rendered exterior finish, painted White
- Entrance porch with timber panelled wall
- Lounge provides a multi fuel stove and time clad chimney breast
- Extensive open plan kitchen/ dining and living area
- Deluxe kitchen with Black units, island and wall of glass providing access to the westerly facing rear garden
- Utility room
- Downstairs WC
- Three large bedrooms
- Bedroom two and three have rear facing views over Newtownards to Craigantlet
- Deluxe bathroom comprising White suite
- Landscaped gardens laid in lawns, flowerbeds, raised deck with integrated table and bench seating area
- Large tarmac driveway with plenty of off road parking available
- Oil fired central heating system and uPVC double glazed windows and doors
- Cavity wall insulated, roof space insulated

#### SUMMARY

A stunning extended semi-detached property ideally positioned in a quiet cul-de-sac location and immaculately presented throughout. 5 Thornleigh Park, Newtownards undergone an extensive renovation programme, along with a circa 550 sq ft two storey extension. The works carried out were executed perfectly and have created superb accommodation throughout which offers a spacious layout flooded with natural light.

This beautiful home is ideal for first time buyers, growing families or those seeking to downsize. Our clients clearly have a good eye for interior design where the accommodation really shines, briefly comprising of: entrance porch, lounge with multi fuel stove and feature timber cladding to the chimney breast, fantastic large open plan kitchen/ living room and dining area with smart Black kitchen units, and brilliant wall of glass leading to the westerly facing rear garden- where you can relax in the sun and enjoy summer sunsets. The ground floor is further rounded off with a separate utility room and WC. At first floor level there are three large bedrooms, great landing area and a deluxe bathroom suite comprising White suite. Externally the subject property rests on a good sized site with neat lawns to the front and rear laid out in lawns, and tarmac driveway, Of particular note is the raised timber deck covered in artificial grass and offers a custom made table and feature bench seating which is perfect for entertaining family and friends.

To arrange a viewing appointment, please contact our Newtownards branch on 02891 800700.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

uPVC double glazed front door to:

##### ENTRANCE PORCH:

Polished laminate floor, timber panelled wall.

##### LOUNGE:

**14' 7" x 13' 4" (4.44m x 4.06m)**

Feature multi fuel stove, black sandstone hearth and timber panelled chimney, polished laminate floor.





**L SHAPED OPEN PLAN KITCHEN/LIVING DINING ROOM:**

**24' 8" x 19' 3" (7.52m x 5.87m)**

Single drainer stainless steel sink unit with mixer taps, range of high and low level black units, Formica roll edge work surfaces, 4 ring ceramic hob unit, black tiled splashback, black stainless steel extractor hood, integrated dishwasher, island unit, recessed spotlighting, ceramic tiled floor, wired for wall mounted TV, polished laminate floor to living and dining areas, uPVC double glazed sliding door with large matching side panel to Westerly facing rear garden.



**UTILITY ROOM:**

**9' 8" x 5' 2" (2.95m x 1.57m)**

Single drainer stainless steel sink unit with mixer taps, range of high and low level units, Formica roll edge work surfaces, plumbed for washing machine, wall tiling, polished laminate floor, extractor fan.

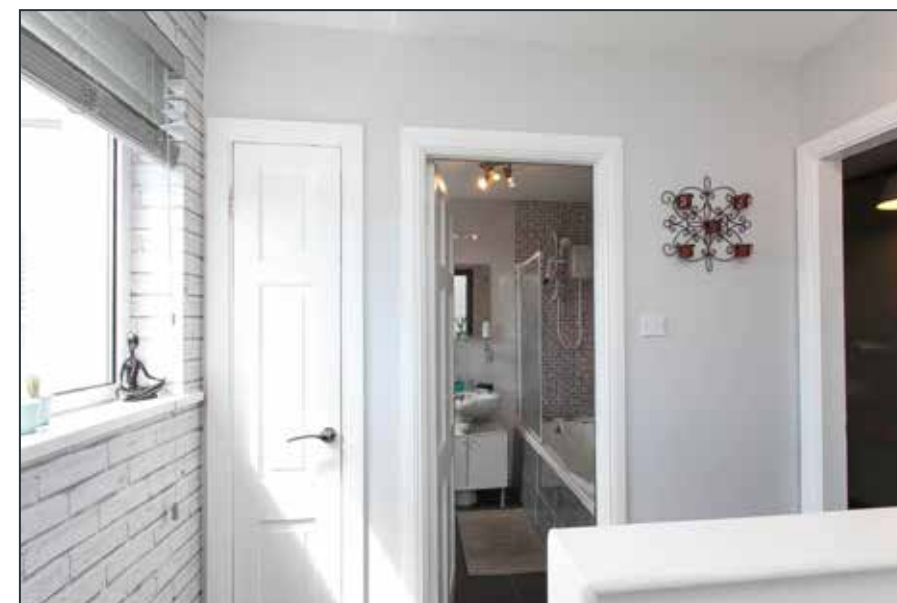
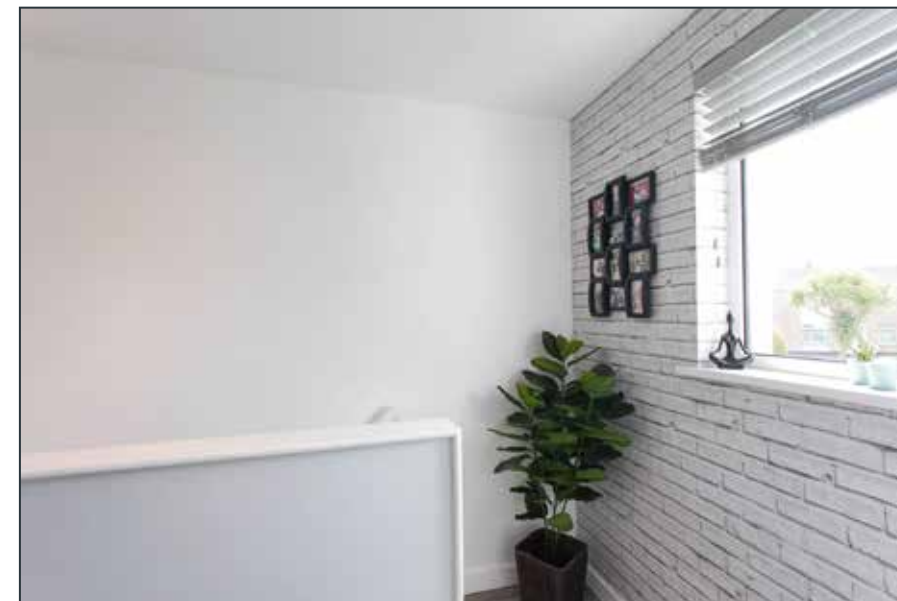
**CLOAKROOM:**

Modern white suite comprising: Pedestal wash hand basin, push button WC, extractor fan.

**FIRST FLOOR**

**LANDING:**

Access to roofspace. Concealed hotpress with copper cylinder and immersion heater. Southerly facing window.







#### DELUXE BATHROOM:

White suite comprising: Panelled bath, 'Triton' thermostatically controlled shower unit over bath, shower screen, pedestal wash hand basin, low flush WC, fully tiled walls, ceramic tiled floor, extractor fan.

#### LARGE HALLWAY:

14' 4" x 7' 1" (4.37m x 2.16m)



#### BEDROOM (1):

14' 7" x 10' 2" (4.44m x 3.1m)



#### BEDROOM (2):

13' 4" x 9' 7" (4.06m x 2.92m)

Dual aspect, views over Newtownards to Craigantlet, the Lead Mines and part of the Clondeboy Estate.



#### BEDROOM (3):

9' 11" x 9' 2" (3.02m x 2.79m)

Views over Newtownards to Craigantlet, the Lead Mines and part of the Clondeboy Estate.



#### OUTSIDE

Gardens to front in lawns and well stocked flowerbed. Westerly facing enclosed rear garden laid out in manicured lawn, large raised timber decking area covered in artificial grass and integrated custom made table and bench seating. Fencing, boiler house, oil fired boiler, oil storage tank, shed, outside light, outside water tap, access to side for oil, bins etc.

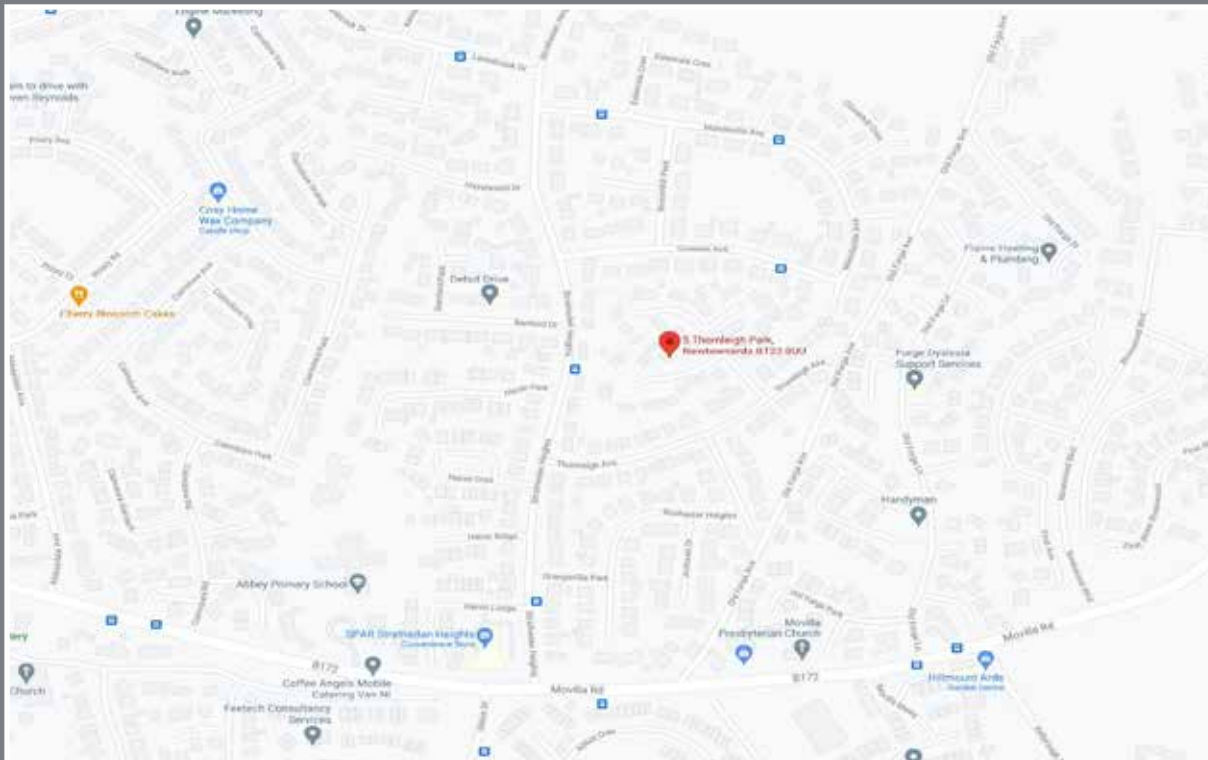


GROUND FLOOR PLAN



FIRST FLOOR PLAN

# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

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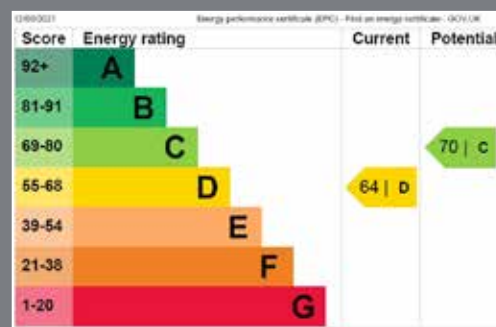


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