

simon**BRIEN**
RESIDENTIAL

59 The Oaks,
Newtownards, BT23 8GZ



Offers Around £645,000

Telephone 02891 800700
www.simonbrien.com

KEY FEATURES

- A beautiful, two storey executive style home.
- Commanding views over Newtownards, Scrabo Tower, Strangford Lough and Island Hill, Newtownards Airport, the Mourne Mountains, the Dromara Hills and Craigtlet
- Modernised and high end specification throughout the home
- Holding a wealth of well-proportioned accommodation covering circa 3,800 sqft
- Large two storey extension added in 2015
- Welcoming entrance hall with Iroko floor and views over Newtownards, Scrabo Tower and Strangford Lough
- Open plan lounge/ formal dining with wood burning stove, Iroko floor and views over Newtownards, Scrabo Tower, Strangford Lough and the Mourne Mountains
- Sunroom with matching panoramic views
- 43' x 17' luxurious kitchen/ casual dining/ living space with solid Maple two tone powder coated shaker units, granite tops, centre piece island with breakfast bar, Grohe boil tap
- Fisher & Paykel 1200 professional range cooker, panoramic views, wood burning stove, Bi-fold doors to extensive balcony with further panoramic views and exterior staircase leading to rear garden
- Separate utility room
- Luxury cloakroom comprising modern White suite and feature wall and floor tiling
- Large hall on lower level with luggage cupboard, large walk in linen storage and access to rear garden
- Cinema with 6 faux leather chairs, BenQ 1080p projector, BOSE 5.1 surround sound, screen, and mood lighting
- Small gym
- Principal bedroom suite with extensive fully fitted dressing room and luxurious en suite facility
- Bedroom two is also accompanied by a luxurious en suite facility
- Bedroom three and four both provide fantastic views over Newtownards, Strangford Lough, Island Hill, Dromara Hills, Scrabo Tower and Newtownards Airport
- Luxurious family bathroom comprising modern White suite, freestanding bath, walk in shower "Starck" designed WC, wash hand basin and bidet
- Integral double garage with twin Black insulated automatic roller doors, plastered and painted and Beam vacuum port to assist when cleaning cars
- Approached via large Tobermore brick driveway with superb off road parking
- Gardens to front and rear with feature hard and soft landscaped areas, manicured lawns, shrub beds, patio areas and outdoor kitchen/ BBQ area
- Cat 5 hard wired to entrance hall. Lower hall and garage
- Integrated Beam vacuum system throughout the property
- uPVC triple glazed windows and rear Bi-fold doors
- Oil fired central heating system, Nest heating controls
- New alarm system installed 2022

SUMMARY

An exceptional, two storey, detached residence set on a large site offering a most attractive and modern theme throughout. This stunning home is positioned at the highest point of The Oaks development and therefore provides commanding panoramic views over Newtownards, Scrabo Tower, Strangford Lough, Island Hill, Newtownards Airport, the Mourne Mountains, the Dromara Hills and Craigtlet.

The subject property has instant kerb appeal, and we feel as selling agents, that this is a superb opportunity to acquire a executive style family home in a convenient yet private setting. Our clients have owned the property for 20 years and during this time have thoughtfully redesigned, improved and unquestionably finished the property to an exceptional standard, with no expense being spared to the property's up to the minute, high end specification, moreover, showcasing the excellent use of space, maximising natural light and of course the phenomenal views from around the home.

In 2015 the property was further upgraded with the addition of a two storey extension, along with a new luxury kitchen, bi-fold doors to the enlarged balcony with frameless glass balustrades which must offer one of the best views in Newtownards, a new principal bedroom suite with extensive fully fitted dressing room, accompanied by a luxurious en suite facility. The total area of the property now covers around 3,800 sqft.

Externally there is a great sized integral double garage accessed via twin remote control roller doors from the ample brick paved driveway. There are landscaped gardens to the front and rear providing both hard and soft landscaped areas, manicured lawns, large patio area's shrub beds and outdoor kitchen/ BBQ area.

This is a gorgeous executive style home with many appealing features, keen levels of interest are expected, to avoid disappointment please contact our Newtownards office on 02891 800700 at your earliest convenience to arrange a private viewing appraisal



LOUNGE/DINING:

27' 9" x 13' 10" (8.46m x 4.22m)

Attractive curved fireplace with "Heta" wood burning stove, slate hearth, recess for wall mounted TV, LED recess spotlighting, dual aspect, polished solid Iroko floor. Feature corner window with panoramic views over Newtownards, Strangford Lough, Island Hill, Dromara Hills and Mourne Mountains, Scrabo Tower, Newtownards Airport and Craigtlet.



THE PROPERTY COMPRISES:

GROUND FLOOR

OPEN ENTRANCE PORCH:

Outside light approached via Tobermore brick paved pathway. Composite front door

ENTRANCE HALL:

Polished solid Iroko floor, telephone point, recess spot lighting, open to lounge/dining and sunroom, access to roofspace via integrated ladder. Views to Newtownards, Strangford Lough, Island Hill, Scrabo Tower and Newtownards Airport.



SUN ROOM:
12' 1" x 11' 5" (3.68m x 3.48m)

Vaulted ceiling, panoramic views over Newtownards, Strangford Lough, Island Hill, Dromara Hills and Mounre Mountains, Scrabo Tower, Newtownards Airport and Craigantlet. LED recess spotlighting.



LUXURY CLOAKROOM:

Modern white suite comprising: Floating vanity unit with wash hand basin and mixer taps, floating push button WC with concealed cistern, feature wall and floor tiling, chrome towel radiator. LED recessed spotlighting.



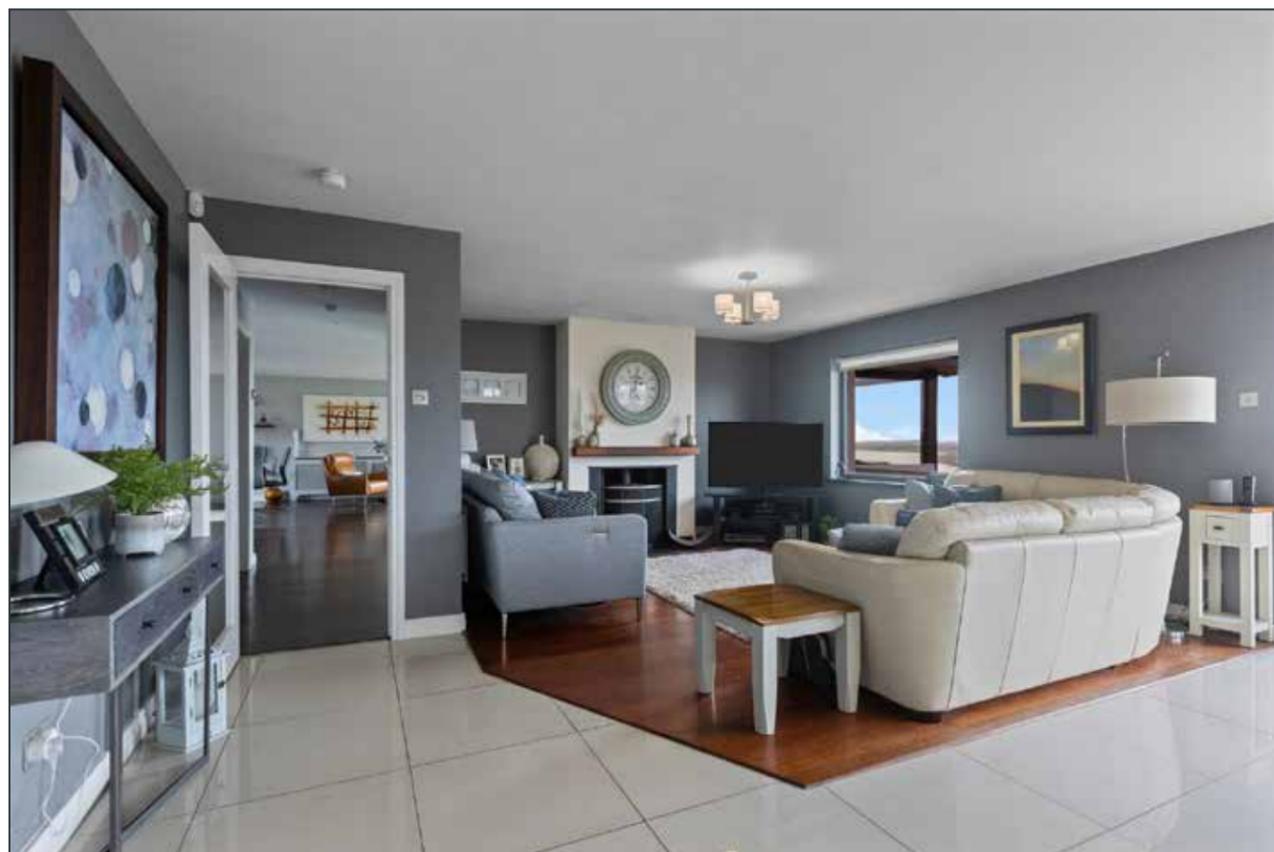
HOME OFFICE:
11' 9" x 9' 4" (3.58m x 2.84m)

Could easily be used as additional bedroom.

**LARGE OPEN PLAN LUXURY KITCHEN/CASUAL DINING/LIVING:
43' 8" x 17' 8" (13.31m x 5.38m)**

1.5 tub "Grohe" stainless steel sink unit with mixer taps, excellent range of high and low level two tone powder coated cream solid Maple units, River White granite tops, freestanding 1200 wide professional "Fisher and Paykel" range cooker, large integrated extractor hood, centre piece island with matching granite tops and large Iroko breakfast bar, stainless steel sink unit with "Grohe" mixer taps plus "Grohe" boiling tap. Recessed cabinet and plumbed for American style fridge freezer, plumbed for dish washer, concealed bin storage, basket storage, plate gallery, wine fridge and wine rack, book shelf, matching Welsh dresser, LED spotlighting to kickboards, concealed lighting, dual aspect, porcelain tiled floor, feature fireplace with wood burning stove, slate hearth, polished wooden mantle, Iroko solid wood floor, triple glazed bi-fold patio doors to extensive entertainment sized balcony with frameless glass balustrades and far reaching panoramic views over Newtownards, Strangford Lough, Island Hill, Dromara Hills, Mourne Mountains, Scrabo Tower, Newtownards Airport and Craigantlet. Spiral staircase leading to rear garden.





**UTILITY ROOM:
9' 4" x 6' 8" (2.84m x 2.03m)**

Range of high and low level White high gloss units, Quartz worktops, plumbed for washing machine, vented for tumble dryer, recess for under counter freezer, porcelain tiled floor, LED recess spotlighting, uPVC double glazed door to integral garage.



Staircase to lower floor

LOWER LEVEL

LARGE HALL

LED recessed spotlighting, luggage cupboard, walk in linen cupboard with shelving, "Megaflow" water tank, sensor light, uPVC double glazed door to rear garden from hallway.



CINEMA:

19' 11" x 8' 1" (6.07m x 2.46m)

Six faux leather recliner chairs, "BenQ" 1080p projector, "BOSE" 5.1 surround sound system, wall light points, screen, mood lighting, LED recess spotlighting.



GYM

9' 7" x 8' 2" (2.92m x 2.49m)

Rubber floor, LED recess spotlighting.

PRINCIPAL BEDROOM:
17' 4" x 14' 8" (5.28m x 4.47m)

Polished laminate floor, wired for wall mounted TV, dual aspect, views to Newtownards, Strangford Lough, Island Hill, Mourne Mountains, Dromara Hills, Scrabo Tower, Newtownards Airport and Craigantlet.



DRESSING ROOM:
19' 8" x 9' 4" (5.99m x 2.84m)

Fully fitted double hanging space, open shelving, drawers and shoe gallery. Polished laminate floor, LED recessed spotlighting.



STORE:
6' 3" x 5' 3" (1.91m x 1.6m)

Polished laminate floor, LED recessed spotlighting, sensor light.



LUXURIOUS EN SUITE:

Modern white suite comprising, large walk-in shower, "Grohe" thermostatically controlled multijet shower and telephone hand shower, glass panel, timber floor stand, twin wash hand basins with mixer taps, push button WC, three chrome towel radiators, shaver point, porcelain fully tiled walls and floor, extractor fan, LED recessed spotlighting.

BEDROOM (2):
14' 7" x 13' 5" (4.44m x 4.09m)

Polished laminate floor, wired for wall mounted TV, views to Newtownards, Scrabo Tower, Dromara Hills, Mourne Mountains and Craigtantlet.



LUXURIOUS ENSUITE:

Modern white suite comprising, large walk-in shower, thermostatically controlled shower, rain head and telephone hand shower, glass panel, floating vanity unit, twin wash hand basins and mixer taps, push button WC, bidet, two chrome towel radiators, featured tiled walls and floor, shaver point, LED recessed spot lighting, extractor fan.



BEDROOM (3):
12' 5" x 9' 3" (3.78m x 2.82m)

Polished laminate floor, feature corner window with views to Newtownards, Strangford Lough, Island Hills, Dromara Hills, Mourne Mountains, Newtownards Airport and Craigtantlet.



BEDROOM (4):
11' 4" x 11' 2" (3.45m x 3.4m)

Polished laminate floor, feature corner window with views to Newtownards, Scrabo Tower and Newtownards Airport.



LUXURIOUS FAMILY BATHROOM:

Modern white suite comprising, freestanding bath, chrome mixer taps and telephone hand shower over bath, large walk-in shower with modern thermostatically controlled shower unit, multijet, rain head and telephone hand shower, "Starck" designed pedestal wash hand basin with mixer taps, "Starck" low flush WC and "Starck" bidet, feature wall tiles, stone tiled floor, large towel radiator, LED recessed spot lighting, extractor fan.



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OUTSIDE

INTEGRAL DOUBLE GARAGE:

19' 9" x 18' 4" (6.02m x 5.59m)

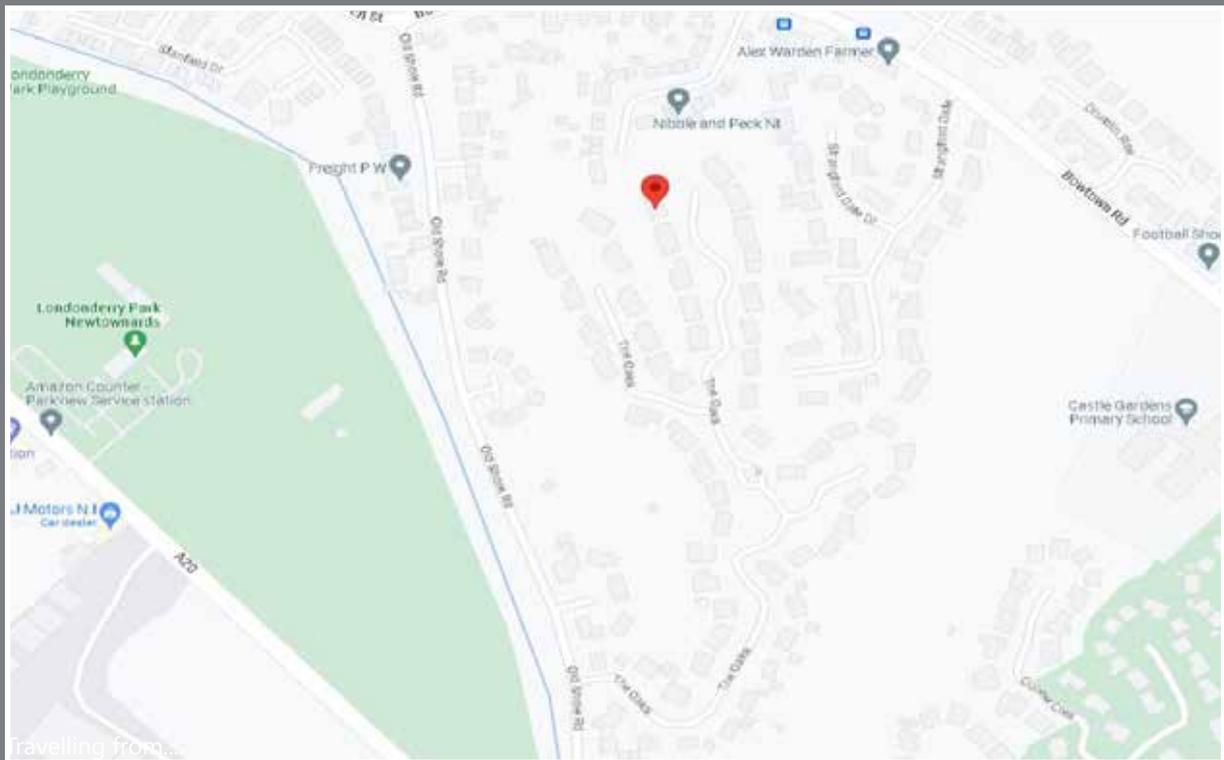
Twin black automatic insulated roller doors, light and power, plastered and painted, radiators, LED recessed spotlighting, wash hand basin with mixer taps, Beam cylinder and vacuum port to assist when cleaning vehicles, timber pedestrian side door to enclosed bin storage area with access to the front and rear gardens. Separate boiler house with oil fired boiler. The property is approached via a large "Tobermore" brick paved driveway providing superb off-road parking.

GARDENS

To front side and rear in hard and soft landscaped areas, manicured lawns, well stocked shrub beds, "Tobermore" brick paved paths and patio areas, stunning extensive balcony frameless glass balustrades and far-reaching panoramic views over Newtownards, Strangford Lough, Island Hill, Dromara Hills, Mourne Mountains, Scrabo Tower, Newtownards Airport and Craiganlet, exterior spiral staircase to garden. There is also a garden shed, fencing, outdoor kitchen/ bbq area, outside lights, outside water taps and oil storage tank.



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

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com

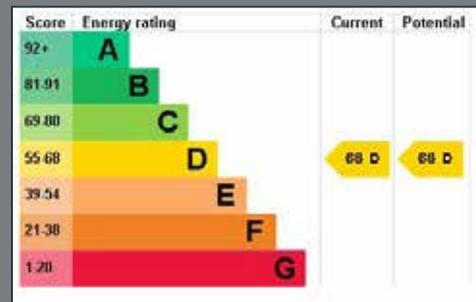


Lettings Department

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REF: RO/J/23/AN



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