

simon**BRIEN**  
RESIDENTIAL

32 Second Street,  
Rivenwood, Newtownards, BT23 8AG



Offers Around £305,000

Telephone 02891 800700  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- A beautifully presented detached family home
- Positioned within a small cul de sac
- Attractive New England style exterior façade
- Open entrance porch leading to entrance hall
- Large lounge with inglenook style fireplace and wood burning stove
- Open plan luxury kitchen in two tone shaker units with superb range of integrated appliances
- Matching utility room in Shaker units
- Sunroom with direct access to the rear garden
- All-important downstairs cloakroom
- Four good sized bedrooms, Bedroom one with luxury ensuite shower room
- Luxury family bathroom
- Gardens to front and rear laid out in lawns, modern patio, and steel shed
- Gas fired central heating system
- uPVC double glazed windows and rear doors
- Solid wood front door
- Alarm system
- NHBC guarantee remaining (constructed September 2019)

#### SUMMARY

The Rivenwood development has proven to be one of the most popular residential developments within Newtownards in recent years, offering close proximity to the town centre which has a range of high street brands, a busy coffee house culture, independent retailers and usually attracts buyers who are looking to set up home in an established, convenient location. 32 Second Street is located within a small cul de sac, ideal for families, our client has presented the property beautifully throughout and it holds a deceptively spacious layout, full of natural light, and combined with an aesthetically pleasing New England style façade, this property is extremely appealing.

The accommodation briefly comprises; open entrance porch, entrance hall, downstairs cloakroom, large lounge with inglenook style fireplace and wood burning stove, large trendy kitchen/ dining room made up with two tone shaker style units and superb range of integrated appliances, a matching utility room and great sized sunroom to the rear of the property which also offers direct access to the rear garden. The first floor provides four good sized bedrooms, bedroom one with luxury ensuite. Bedrooms two, three and four are neatly serviced by a luxury family bathroom.

Externally the property has been well maintained and benefits from landscaped gardens to the front and rear in lawns, paved patio, feature raised flower bed and a steel shed. There is a fantastic tarmac driveway laid in tarmac to the side of the property providing plenty of off road parking.

Interest levels are expected to be high on this property, so please do arrange your internal viewing appraisal at your earliest convenience by contacting our Newtownards on 02891 800700.



#### THE PROPERTY COMPRISES:

#### GROUND FLOOR

#### OPEN ENTRANCE PORCH:

LED recessed spotlighting, glazed solid wood front door and matching side lights to Entrance Hall.



#### ENTRANCE HALL:

Polished laminate floor.



#### LUXURY CLOAKROOM:

Traditional white suite comprising: Wall mounted wash hand basin, low flush WC, wall panelling, ceramic tiled floor, extractor fan.

**LOUNGE:**

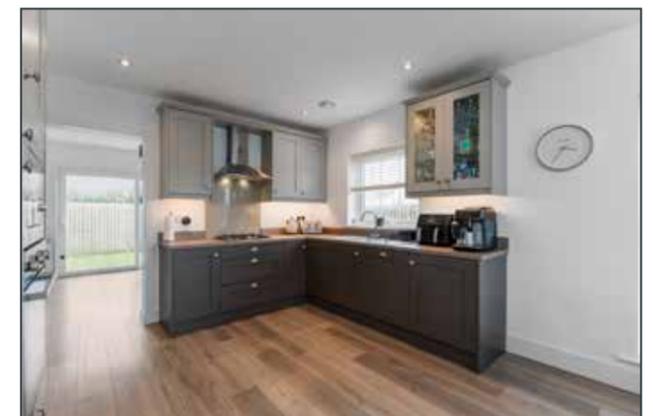
**17' 7" x 12' 2" (5.36m x 3.71m)**

Feature Inglenook style fireplace with painted timber surround, wood burning stove, slate hearth, television, network and telephone points, triple aspect, uPVC double glazed patio doors to rear.



**LUXURY KITCHEN/DINING:**  
**17' 7" x 11' 10" (5.36m x 3.61m)**

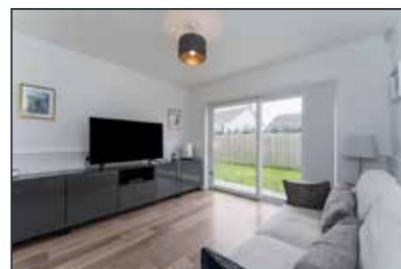
White 1.5 tub single drainer sink unit with mixer taps, excellent range of high and low level two tone shaker style units, Formica roll edge work surfaces, 4 ring gas hob unit, built in oven and microwave, stainless steel extractor hood, integrated fridge and freezer, dishwasher and pull out larder, display cabinet, concealed lighting, polished laminate floor, coloured glass splashback at hob, dual aspect, LED recessed spotlighting.





**SUN ROOM:**  
**11' 8" x 10' 7" (3.56m x 3.23m)**

Wall panelling, uPVC double glazed patio doors to rear, polished laminate floor, television and network points.

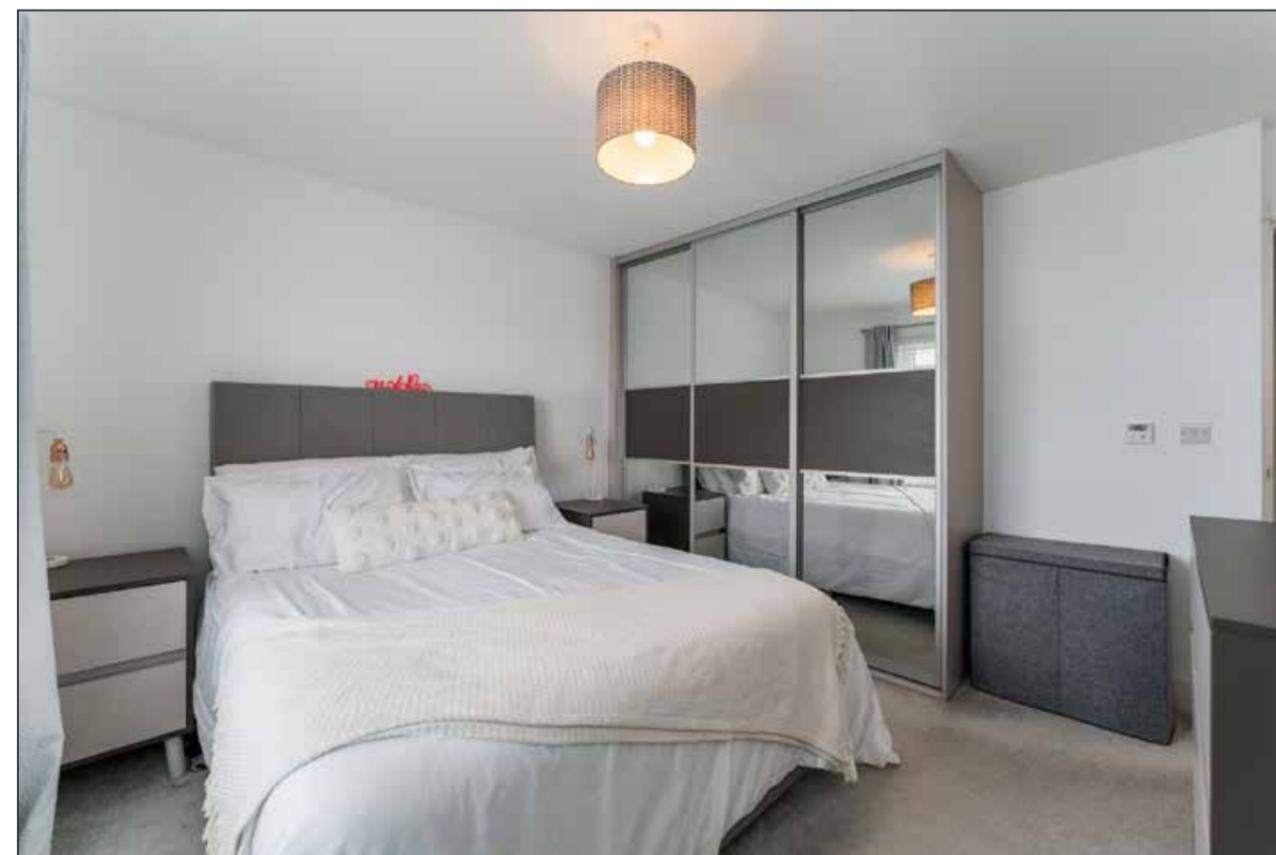


**BEDROOM (1):**  
**11' 4" x 11' 4" (3.45m x 3.45m)**

Excellent range of modern mirror fronted Sliderobes, television point.

**LUXURY ENSUITE:**

Traditional style white suite comprising: Separate fully tiled shower cubicle with thermostatically controlled shower, rain head and telephone hand shower, vanity sink unit with mixer taps, low flush WC, wall tiling, ceramic tiled floor, chrome towel radiator, LED recessed spotlighting, extractor fan.



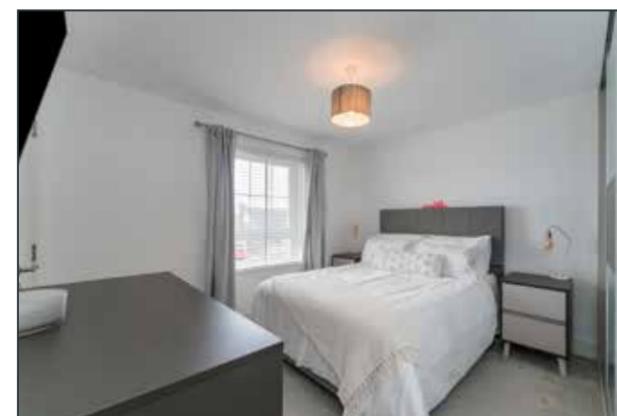
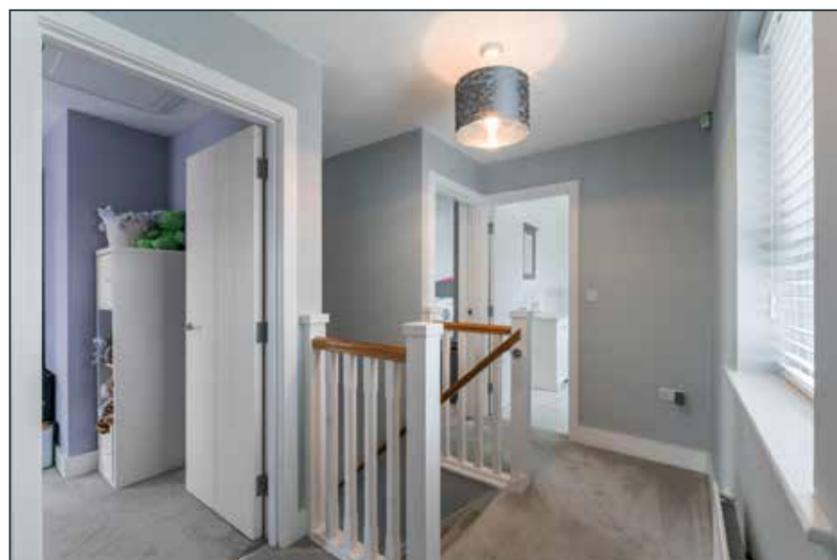
**UTILITY ROOM:**  
**7' 5" x 7' 1" (2.26m x 2.16m)**

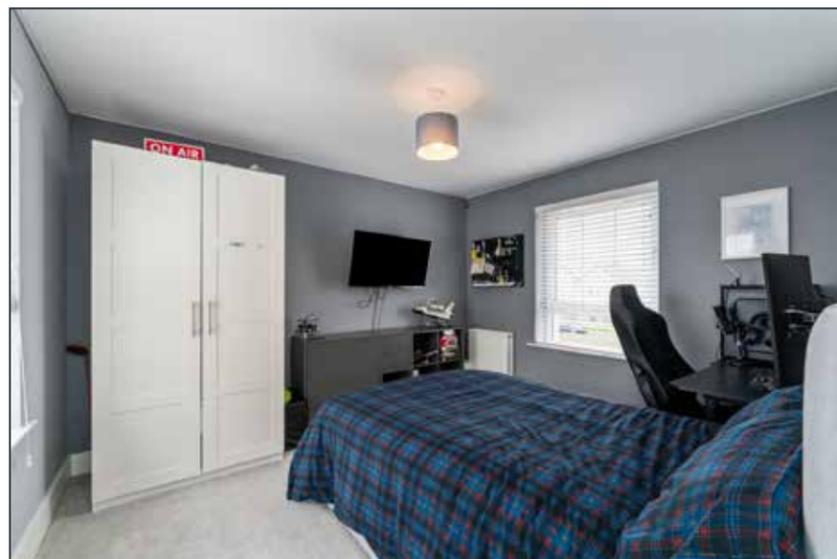
White single drainer sink unit with mixer taps, range of high and low level two tone shaker style units, plumbed for washing machine, concealed gas boiler, ceramic tiled floor, LED recessed spotlighting, extractor fan, uPVC double glazed door to rear.

**FIRST FLOOR**

**LANDING:**

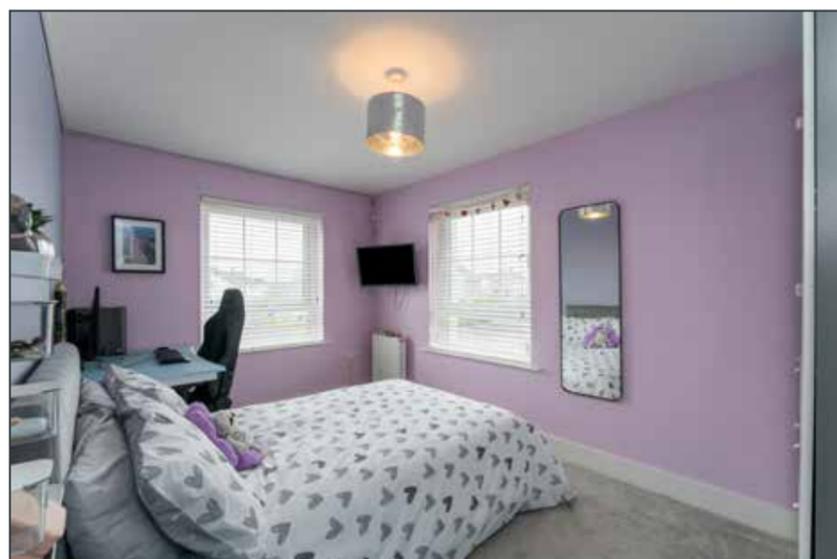
Linen cupboard.





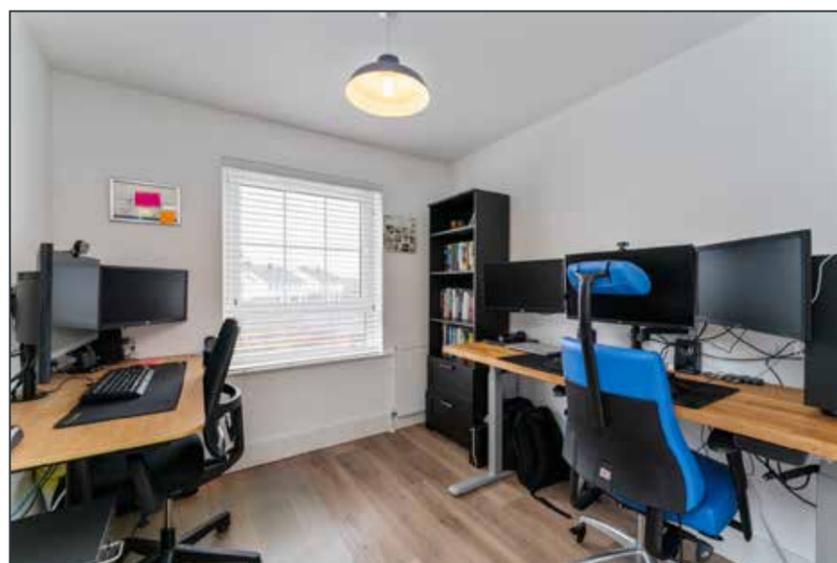
**BEDROOM (2):**  
13' 8" x 8' 8" (4.17m x 2.64m)

Dual aspect.



**BEDROOM (3):**  
11' 9" x 10' 7" (3.58m x 3.23m)

Dual aspect, access to roofspace.

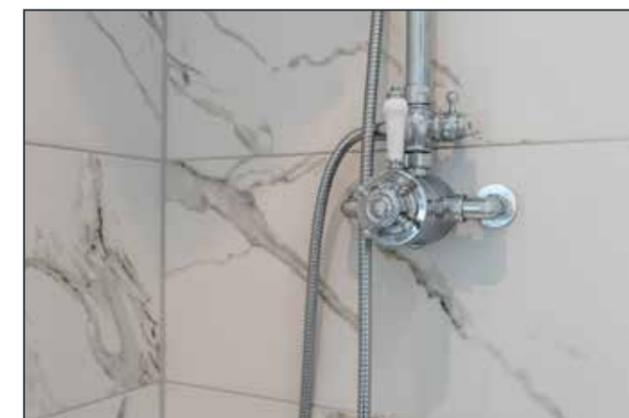


**BEDROOM (4):**  
8' 7" x 8' 6" (2.62m x 2.59m)

Polished laminate floor.

**LUXURY BATHROOM:**

Traditional style white suite comprising: Panelled bath with chrome mixer taps and telephone hand shower over, separate fully tiled shower cubicle with thermostatically controlled shower, rain head and telephone hand shower, vanity sink unit with mixer taps and low flush WC, wall tiling, ceramic tiled floor, LED recessed spotlighting, extractor fan, chrome towel radiator.



## OUTSIDE

Gardens to front, side and rear laid out in lawns, large modern paved patio and path, fencing, outside light, outside water tap, hedging and flowerbeds, access to side for bins etc. Outside double socket. South facing aspect.

## SHED:

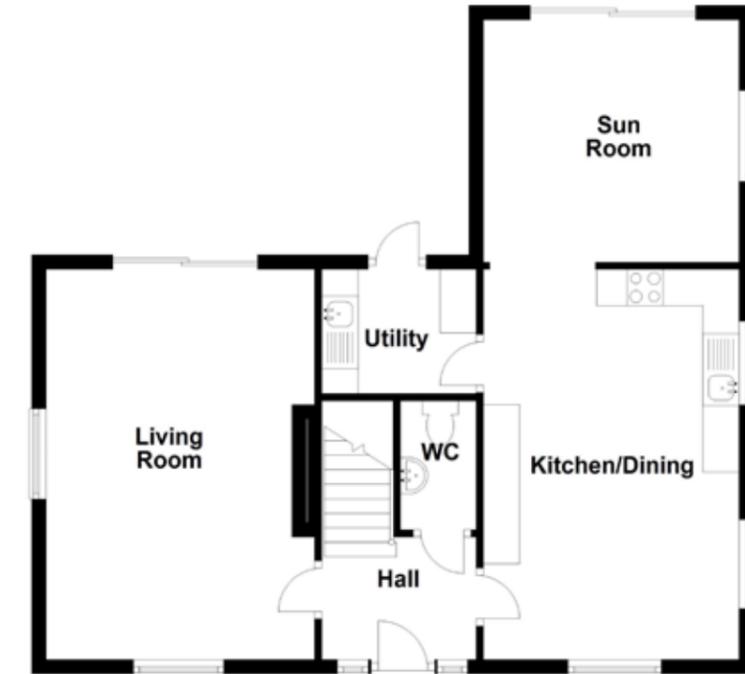
9' 11" x 8' 0" (3.02m x 2.44m)

Large tarmac driveway to side of property.



## FLOOR PLANS

### Ground Floor



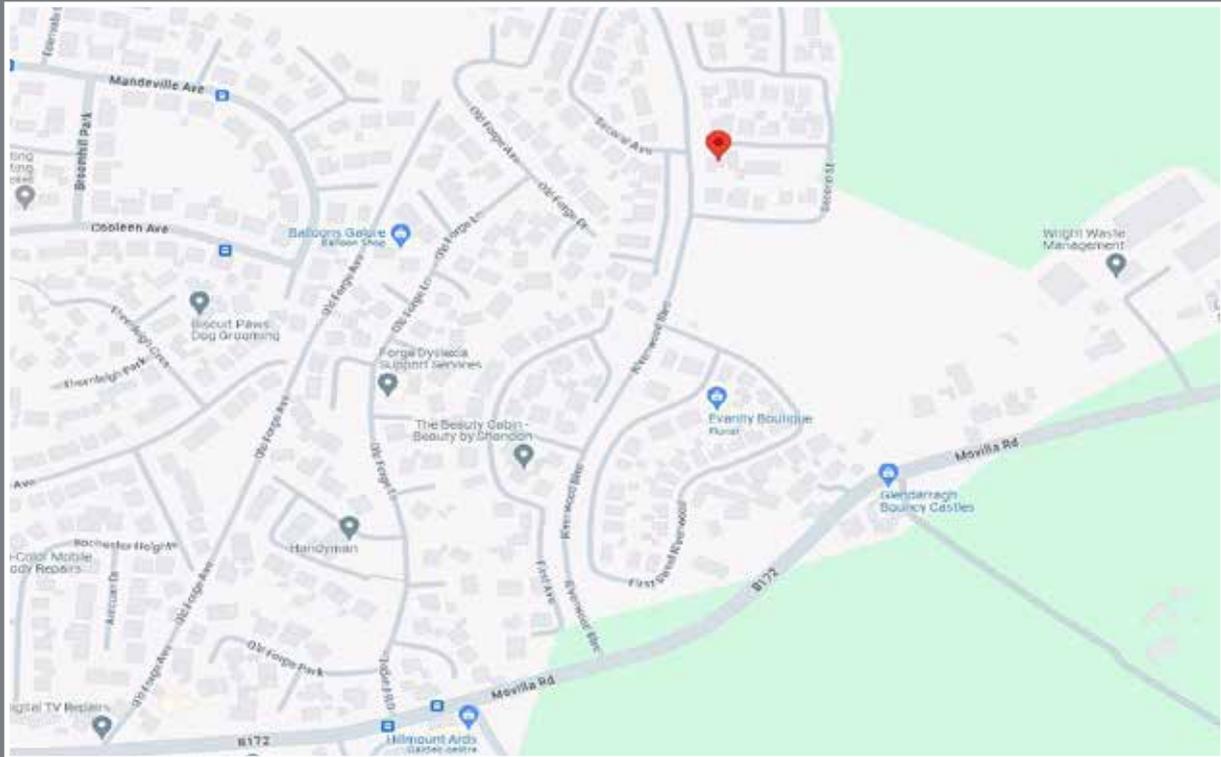
This plan is for illustrative purposes only.  
Plan produced using PlanUp.

32 Second Street, Newtownards

### First Floor



# Location



LOCATION: Travel along Rivenwood Boulevard, turn right onto Second Street, go around the corner and left into the cul de sac, No 32 is on the left hand side.

## 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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REF: RO/D/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 R	82 R
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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