



11 Park Avenue | Donaghadee | BT21 0EB

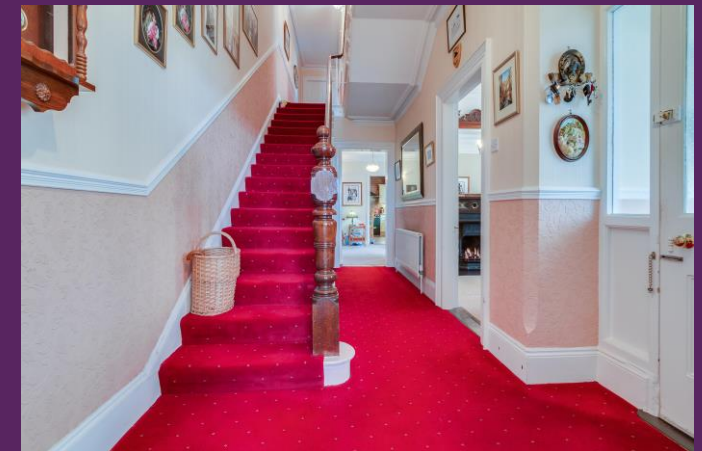
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11 Park Avenue

- * Outstanding Victorian semi-detached property within walking distance to the town centre
- * Original features including cornice ceilings and fireplaces
- * Entrance porch with original tiled floor
- * Lovely living room with bay window and original fireplace with open fire
- * Elegant dining room with original fireplace and feature floor to ceiling window
- * Spacious breakfast/family room with feature fireplace and access to the sunroom
- * Country style kitchen with range of units and dining space
- * Separate utility room and ground floor guest WC
- * Beautiful master suite with ensuite shower room and walk-in wardrobe; Five further double bedrooms
- * Family bathroom with four piece suite including separate shower cubicle
- * Spacious landing with seating area
- * Large and private rear garden laid in lawn with mature trees and shrubs
- * Feature raised decking area and paved patio area
- * Large tarmac driveway to the front and side with parking for 8+ cars, boat, caravan
- * Oil fired central heating and double glazed throughout

Offers Around: £325,000



A Knock Out!

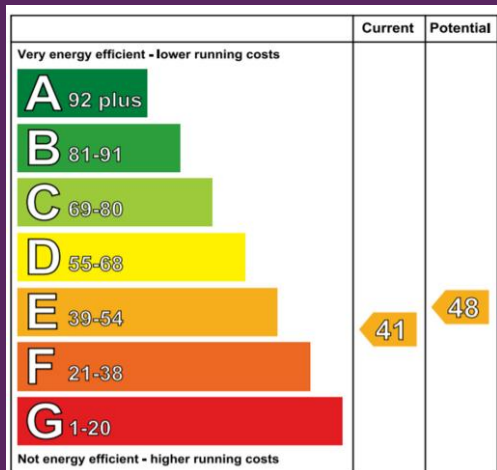
This is an exceptional, feature rich Victorian semi-detached property situated in a convenient location within walking distance of the town's amenities and the stunning coastline. The accommodation is bright, airy and spacious with plenty of living space and original features, including high, corniced ceilings and period fireplaces. With a choice of six double bedrooms and four well-proportioned reception rooms, this property is more than suitable for large and growing families who require the convenience of a large home within walking distance of the town amenities and this elegant home retains the character and charm of a period property and certainly stands out as an excellent buy!

Downstairs comprises of an entrance porch with original Victorian tiling, a bright and spacious entrance hall, a lovely living room with a bay window and a feature fireplace with open fire, the perfect place for those cooler evenings and an elegant dining room with original fireplace and a feature floor to ceiling window. There is also a large breakfast/dining room with feature fireplace with doors to the sunroom and a fantastic country kitchen with dining space.

On the first floor there are three double bedrooms, one offering views of the Donaghadee lighthouse and has an original fireplace, and a family bathroom with a bath and separate shower cubicle. The second floor boasts the beautiful master bedroom suite with ensuite shower room and walk-in wardrobe and a further three bedrooms, one with a feature cast iron fireplace. There is also a spacious landing providing plenty of space for a sofa making an ideal spot to curl up and relax with a book.

Externally, to the front and side is a large tarmac driveway providing parking for 8+ cars, a boat or a caravan, and this is bordered by mature hedges and shrubs. The rear of the property boasts a large ad private garden laid in lawn with mature trees and shrubs. There is a feature raised decking area and this space is perfect for relaxing with family and friends and a paved patio area provides further space to enjoy the peaceful garden. There is also a large double garage with extensive loft storage space.





THIS PROPERTY COMPRISES

UPVC front door to...

ENTRANCE PORCH: Tiled floor. Wooden front door...

INNER PORCH: Tiled floor. Wooden front door...

ENTRANCE HALL: Under stair study area.

LIVING ROOM: 18'4 X 11'11 (5.60m x 3.64m into bay) Feature fireplace with marble surround and mantle, tiled inset with gas fire.

DINING ROOM: 16'5 X 13'1 (5.00m x 4.00m) Feature marble fireplace with tiled hearth with open fire. Floor to ceiling window.

KITCHEN: 14'0 X 12'11 (4.26m x 3.94m) Range of high and low level units with marble effect work surfaces, 1 ½ bowl resin sink unit, integrated fridge/freezer, integrated dishwasher, range with 4 ring hob and matching extractor fan. Dining space. Tiled floor. Recessed lighting.

BREAKFAST ROOM: 13'0 X 12'7 (3.95m x 3.83m) Feature wooden fireplace with tile and cast iron inset, slate hearth. Open fire. Door to...

SUNROOM: 13'0 X 7'7 (3.95m x 2.32m) Wooden floor. Door to rear garden.

GUEST WC: Two piece suite comprising wooden vanity unit with white wash hand basin and WC. Part tiled walls, tiled floor. Extractor fan.

UTILITY ROOM: 8'2 X 7'7 (2.50m x 2.30m) Range of wooden units, stainless steel sink unit. Plumbed for washing machine. Plumbed for tumble dryer.

FIRST FLOOR

BATHROOM: Three piece white suite comprising bath with tiled panel and telephone shower attachment, wash hand basin and corner shower cubicle with plumbed shower unit. Stainless steel heated towel rail. Tile effect UPVC shower surround. Tiled walls.

SEPARATE WC: Tiled walls.

BEDROOM (6): 12'11 X 8'6 (3.94m x 2.60m) Range of Starplan built-in wardrobes.

BEDROOM (2): 13'11 X 11'11 (4.24m x 3.64m)

BEDROOM (3): 13'2 X 12'11 (4.01m x 3.94m) Feature fireplace with cast iron mantle, tiled surround and slate hearth. Open fire. Lighthouse and Moat views.

SECOND FLOOR

MASTER BEDROOM: 12'7 X 10'7 (3.84m x 3.23m)

ENSUITE SHOWER ROOM: Three piece white suite comprising vanity unit with a large sink, corner shower cubicle and low flush WC. Part tiled walls. Recessed lighting.

WALK-IN WARDROBE: 8'4 X 4'0 (2.55m x 1.23m)

BEDROOM (4): 13'9 X 12'0 (4.18m x 3.67m)

BEDROOM (5): 13'2 X 12'10 (4.01m x 3.91m) Feature cast iron fireplace with slate hearth. Open fire.

OUTSIDE

Large driveway with parking for 8+ cars, boat, caravan etc. Flower beds with mature shrubs, hedges and trees.

Large, private and enclosed rear garden laid in lawn with a feature raised decking area. Paved patio area. Mature shrubs and trees. Raised flowerbeds. Shed with power supply. Greenhouse. Outside tap, light.

DETACHED DOUBLE GARAGE: 20'8 X 17'6 (6.29m x 5.33m) 2 x up and over doors. Access to loft storage area.



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