



23 Marcella Park | Newtownards | BT23 4SF

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# 23 Marcella Park

- \* A stunning detached split-level bungalow with views across Newtownards
- \* Immaculately presented throughout
- \* Spacious and flexible accommodation to suit growing and established families
- \* Welcoming entrance hall with reading nook
- \* Impressive contemporary kitchen with integrated appliances
- \* Fabulous living room with feature floor to ceiling picture window with views across Newtownards
- \* Separate dining/family room that can also be used as a fourth bedroom
- \* Three bedrooms, all with built-in wardrobes and the master with ensuite shower room
- \* Conservatory with access to the rear garden
- \* Luxury bathroom with a feature freestanding slipper bath and matching floating vanity unit
- \* Useful utility room
- \* Fully enclosed landscaped rear garden laid in lawn with two feature decking areas
- \* Tarmac driveway leading to an attached garage
- \* Oil fired central heating & double glazed throughout

**Offers Around: £259,950**



## Marvellous in Marcella!

This really is a fantastic home situated in the highly regarded Marcella Park area off the Scrabo Road in Newtownards. It is bright, spacious and has been decorated and upgraded beautifully by the current owners to provide a home to be proud of! The lovely interior benefits from a stunning kitchen open plan from the entrance hall and the living room boasts beautiful views across the town from the floor to ceiling window – definitely a talking point when you have family and friends over to visit. The rear garden is fully enclosed and benefits from sun throughout the day making it perfect for barbeques or children playing all year round. Ideally located for access to a host of local amenities and well positioned for commuting to Belfast, this really is a fantastic opportunity for the lucky purchaser!

Downstairs comprises of a bright and spacious entrance hall which is open plan to the fabulous kitchen, equipped with a host of integrated appliances, a beautiful living room with feature floor to ceiling picture window offering views across the town, a useful separate utility room and a dining/family room that can also be used as a fourth bedroom, which opens into a conservatory. Upstairs comprises three well-proportioned bedrooms, the master boasting a fantastic ensuite shower room and the internal accommodation is completed by a luxury family bathroom with a feature freestanding slipper bath with co-ordinating floating vanity unit.

Externally to the front there is a garden laid in lawn and a driveway leading to the attached garage. The rear garden is fully enclosed and private and has been laid in lawn. There are two decking areas providing plenty of space to relax, making it the ideal spot to entertain family and friends.

Set within the convenient and highly regarded Marcella Park area of Newtownards at the foot of Scrabo Hill, this property will not disappoint and there are easy transport links to the town centre, Bangor and Belfast.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67   D
39-54	E	54   E	
21-38	F		
1-20	G		



## THIS PROPERTY COMPRISES

UPVC front door to...

ENTRANCE HALL: Storage cupboards. Porcelain tiled floor. Open to...

KITCHEN: 14'0 x 12'0 Range of high and low level dark grey units with marble effect worktops, 1 ½ bowl stainless steel sink unit, 4 ring ceramic hob, stainless steel and glass extractor hood, built-in single oven, integrated microwave, integrated fridge, integrated dishwasher, integrated freezer, integrated wine chiller. Under counter and kick board lighting, recessed lighting. Porcelain tiled floor.

UTILITY ROOM: Range of units, stainless steel double sink unit and plumbed for washing machine.

LIVING ROOM: 16'0 x 13'0 Feature floating fireplace and feature floor to ceiling picture window with views over Newtownards. Laminate wooden flooring.

DINING/FAMILY ROOM/BEDROOM (4): 12'0 x 10'0 Laminate wooden flooring. Door to...

CONSERVATORY: 12'0 x 7'0 Door to rear.

### FIRST FLOOR

MASTER BEDROOM: 10'0 x 10'0 Range of built-in wardrobes.

ENSUITE SHOWER ROOM: Luxury three piece white suite comprising low flush WC, pedestal wash hand basin and shower cubicle with Mira shower unit. Wired mirror with light. Chrome heated towel rail. Recessed lighting.

BEDROOM (2): 10'0 x 8'0 Built-in wardrobes.

BEDROOM (3): 9'0 x 8'0 Built-in wardrobes.

BATHROOM: Luxury family bathroom suite comprising of a floating vanity unit with feature wash hand basin, feature freestanding slipper bath with freestanding water tap and low flush WC. Chrome heated towel rail. Recessed lighting.

### OUTSIDE

Front garden laid in lawn. Tarmac driveway

### ATTACHED GARAGE

Fully enclosed and private landscaped garden laid in lawn with two feature decking areas. Fence lighting, water tap.



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