

simon**BRIEN**  
RESIDENTIAL

11 High Trees Drive,  
Donaghadee, BT21 0GL



Asking Price £350,000

Telephone 02890 428989  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- Detached family home in the award winning residential development High Trees
- Lounge with bay window and an abundance of natural light
- Large open plan kitchen and dining to the rear
- Fully fitted contemporary kitchen with integrated appliances
- Breakfast bar for casual dining
- Open plan to living and formal dining area
- Sun room with floor to ceiling windows and doors with private aspect to rear gardens
- Separate fitted utility room
- Ground floor W.C.
- Four bedrooms on first floor
- Principal bedroom with en suite shower room
- Contemporary family bathroom suite
- Gas fired central heating and double glazed windows
- Detached garage
- Driveway parking to the front
- Enclosed private garden to the rear
- Convenient location close to Donaghadee town centre

#### SUMMARY

We are delighted to present this immaculate four bedroom detached home in the award winning development of High Trees in Donaghadee. The accommodation comprises of a large living area to the front, and a ground floor W.C. To the rear there is a large open plan kitchen, living and dining space. The kitchen is fully fitted with contemporary units, integrated appliances and breakfast bar, there is ample dining space and the living space has floor to ceiling windows leading to the patio and gardens.

On the first floor are four double bedrooms, bedroom one has an en suite shower room and a family bathroom services the others bedrooms. The property benefits from gas central heating and double glazed windows. To the front is small lawn and driveway parking to the side leading to a large detached garage. To the rear is a garden with patio space, this property also benefits from a private leafy aspect.

Located a short walk into Donaghadee town centre and a short drive into Bangor and Newtownards means there are many amenities and schools close by.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

##### ENTRANCE:

Composite front door.



##### ENTRANCE HALL:

Ceramic tiled floor and storage under stairs.



##### CLOAKROOM:

Low flush WC, chrome heated towel rail, pedestal sink unit with mixer taps and tiled splashback, ceramic tiled floor.

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**LIVING ROOM:  
17' 1" x 13' 9" (5.2m x 4.2m)**

Abundance of natural light



**OPEN PLAN KITCHEN / DINING / LIVING:  
22' 12" x 18' 4" (7m x 5.6m)**

Kitchen area with an excellent range of high and low level units, 1.5 drainer sink unit with mixer tap, integrated electric oven and ceramic hob, integrated fridge freezer, integrated dishwasher, ceramic tiled floor, recessed lighting, breakfast bar, ample dining space, open to Sun Room with recessed lighting, ceramic tiled floor, floor to ceiling glazed windows and glazed door to rear patio..





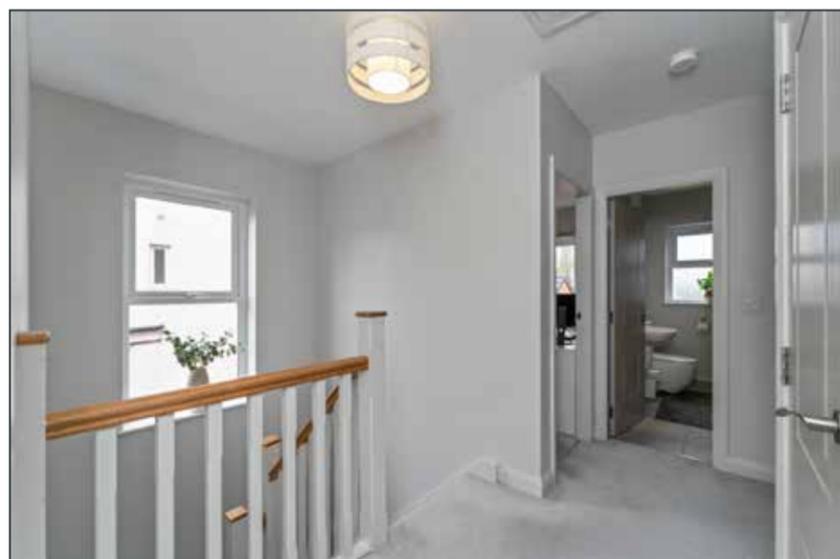
**UTILITY ROOM:**

Range of high and low level units, single bowl sink unit with mixer tap, plumbed for washing machine and recess for tumble dryer. Access to rear.



**ENSUITE SHOWER ROOM:**

Ensuite comprising of fully tiled shower cubicle with thermostatic shower unit, dual shower head, glazed shower screen, pedestal wash hand basin, tiled splashback, mixer tap, low flush WC, chrome heated towel rail.



**FIRST FLOOR**

**LANDING:**

Access to loft.



**BEDROOM (2):**

12' 6" x 8' 10" (3.8m x 2.7m)



**PRINCIPAL BEDROOM:**

12' 10" x 12' 2" (3.9m x 3.7m)



**BEDROOM (3):**

11' 2" x 8' 10" (3.4m x 2.7m)



**BEDROOM (4):**  
11' 2" x 7' 7" (3.4m x 2.3m)

**FAMILY BATHROOM:**

Contemporary white suite comprising of panelled bath with mixer taps, thermostatic shower unit with dual shower head, shower screen, low flush WC, pedestal sink unit with mixer taps and tiled splashback, recessed lighting, extractor fan, ceramic tiled floor, chrome heated towel rail.



**OUTSIDE**

**DETACHED GARAGE:**

Electric and power.

Driveway parking for multiple cars. Enclosed private rear garden and patio area, outdoor tap and outdoor light.

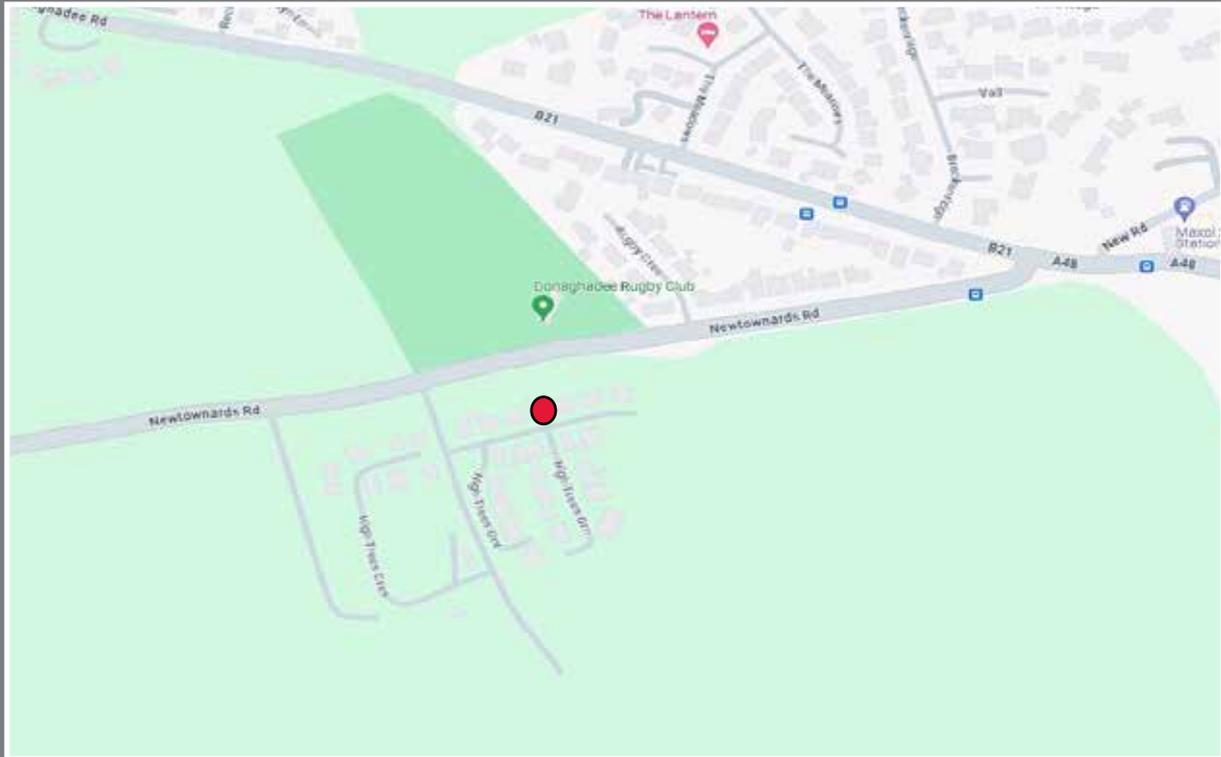




This plan is for illustrative purposes only.  
Plan produced using PlanUp.  
**11 High Trees Drive, Donaghadee**



# 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](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RM/D/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-60	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 4090-6947-0532-7093-3203

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