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**2 Hazeldene Gardens**

Bangor  
BT20 4RD

**Offers In Excess Of £425,000**

## 2 HAZELDENE GARDENS, BANGOR, BT20 4RD

- Beautifully presented extended detached bungalow located in a much sought-after residential area
- Bright and airy lounge / kitchen / dining area and additional sitting room
- Ground floor master bedroom with en suite shower room
- Two further first floor bedrooms with shower room
- Utility room and cloak room
- Extension providing a spacious home office / studio and additional shower room
- Gas fired central heating and double glazed windows
- Envidable corner site with private enclosed rear garden and entertainment area
- Gated driveway with plenty of parking
- Contact the office to arrange your private viewing

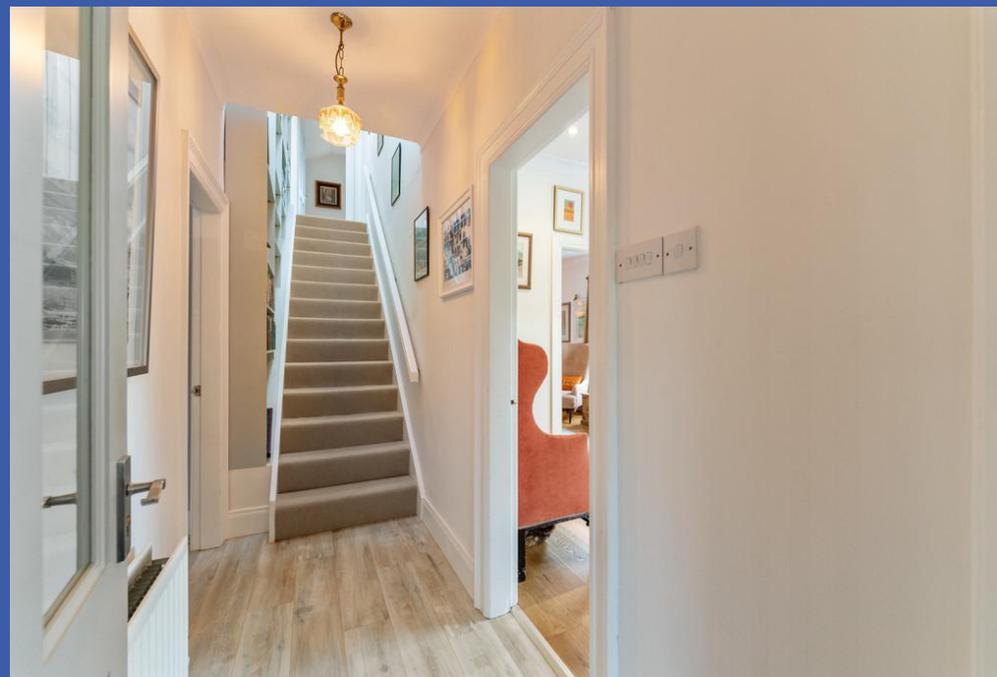
### Property Description

This immaculately presented extended detached bungalow provides spacious flexible accommodation and benefits from an enviable corner site in Hazeldene Gardens, a much sought-after residential area. The sitting room leads through French Doors to a spacious lounge open plan to a beautiful solid oak kitchen and dining area.

The ground floor extension provides access to a large home office / studio and shower room. The ground floor master bedroom includes an en suite shower room and a further two bedrooms on the first floor feature a Jack & Jill shower room. Other benefits include a utility area and cloak room, gas fired central heating, solar panels and double glazed windows.

Outside you'll find a delightful rear garden, ideal for entertaining, with access to basement storage and a gated driveway to the front. The property is located within walking distance to Bangor's city centre, Ballyholme beach and transport links. Rarely does a bungalow providing so many features come on to the open market.

Contact the office at your earliest convenience to avoid disappointment.







Property Comprises

#### **ENTRANCE PORCH**

Tiled floor.

#### **ENTRANCE HALL**

Wood laminate floor; double panel radiator.

#### **SITTING ROOM 19' 11" x 11' 5" m.ax (6.07m x 3.48m)**

Solid wood floor; built-in shelving; recessed spotlights; two double panel radiators; French Doors to lounge / kitchen / dining area.

#### **LOUNGE / KITCHEN / DINING AREA 27' 9" x 22' 7" max L-shaped (8.46m x 6.88m)**

Solid oak kitchen with an excellent range of high and low level units drawers and granite work surfaces; Rangemaster Range with five ring gas hob and double oven; extractor hood; built-in fridge / freezer; integrated dishwasher; part tiled floor, part solid wood floor; three double panel radiators; one single panel radiator; recessed spotlights; access to return hallway and utility room.

#### **UTILITY ROOM**

Plumbed for washing machine; complementary work surfaces; tiled floor.





### **CLOAKROOM**

Dual flush WC; complementary work surface; built-in storage.

### **REAR HALLWAY**

Built-in storage; access to garden; tiled floor; double panel radiator; recessed spotlights.

### **HOME OFFICE / STUDIO 16' 2" x 15' 1" (4.93m x 4.6m)**

Complementary work surface and built-in storage; wood laminate floor; two double panel radiators; recessed spotlights; PVC French Doors to garden.

### **SHOWER ROOM**

Corner shower cubicle with electric shower; dual flush WC; free-standing wash hand basin; tiled floor; double panel radiator.





**MASTER BEDROOM 15' 3" into bay window x 11' 5" (4.65m x 3.48m)**

Built-in shelving; wood laminate floor; double panel radiator.

**EN SUITE SHOWER ROOM**

Modern suite comprising an oversized shower cubicle with electric shower; dual flush WC ; vanity sink unit; built-in storage; ceramic tile floor; double panel radiator; recessed spotlights; extractor fan.

**FIRST FLOOR LANDING**

Built-in storage cupboard.

**BEDROOM 2 12' 11" x 11' 7" (3.94m x 3.53m)**

Built-in eaves storage; wood laminate floor; double panel radiator.

**JACK AND JILL EN SUITE**

White suite comprising an oversized shower cubicle with electric shower; dual flush WC; pedestal wash hand basin; double panel radiator; partly tiled walls.









**BEDROOM 3 13' 1" x 8' 0" (3.99m x 2.44m)**

Wood laminate floor; double panel radiator.

**OUTSIDE**

Enclosed rear landscaped garden and entertainment area; access to basement storage; outside power points; access to spacious gated driveway.





**Directions:**

Please see Map attached.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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