



A beautifully presented, contemporary detached property conveniently located on the doorstep of Newtownards town centre.

Having been the subject of a recent extensive renovation, the bright, spacious & stylish interior is complemented by a high standard of finish throughout including a bespoke Parkes kitchen plus luxury sanitary ware. Other recent works include a re-wire, re-plumb, upgraded gas central heating system plus a generous double storey extension. The heart of this home is undoubtedly the open plan kitchen – dining leading to living room overlooking (and with direct access to) the south facing rear garden – A perfect space for the family to relax and entertain in. Further investigation reveals a lounge, large store, utility plus an integral garage that also has planning passed to be converted to a fourth bedroom if desired. On the first floor, there are three double bedrooms plus luxury bathroom. The principal bedroom is enhanced by an ensuite plus large walk-in robe that could be utilised as a nursery or home office. Occupying a fine level site, the remarkably private, landscaped south facing rear garden enhances the stunning modern interior.

The location offers the best of both worlds – A mature residential area yet within walking distance to Newtownards town and only a short drive to Bangor, Donaghadee and Belfast for those wishing to commute. Newtownards is an old market town full of history, character and a reputation as a great shopping destination. Offering a variety of facilities including Ards Blair Mayne Wellbeing and Leisure Complex, Newtownards Hospital, health centre, range of primary and secondary schools plus boutique shops, cafes and restaurants. A tremendous opportunity to acquire an exceptional home within a popular residential location.

Offers Around
£359,950

93 North Road,
NEWTOWNARDS,
BT23 7AS

Viewing by
appointment
through agent
028 9042 4747

- A beautifully presented, contemporary detached property
- Conveniently located on the doorstep of Newtownards town centre
- Stylish interior is complimented by a high standard of finish throughout
- Recent extensive renovation including double storey extension, re-wire, re-plumb & new gas heating system
- Hallway with cloak store & utility
- Living Room
- Bespoke contemporary Parkes kitchen open plan to dining leading to living room
- Three double bedrooms
- Principal with ensuite walk in dressing room (Could be utilised as a nursery or home office)
- Luxury bathroom
- Gas fired central heating
- uPVC frame double glazed windows
- Enclosed & notably private, south facing rear garden
- Integral garage (With planning permission passed for conversion to a fourth bedroom)
- Newtownards is an old market town full of history, character and a reputation as a great shopping destination
- A mature residential area yet within walking distance to Newtownards town and only a short drive to Bangor, Donaghadee and Belfast for those wishing to commute
- Nearby facilities include Ards Blair Mayne Wellbeing and Leisure Complex, Newtownards Hospital, range of primary and secondary schools plus boutique shops & restaurants



The Property Comprises:

Ground Floor

Composite front door.

HALLWAY: Service door to garage.

CLOAKROOM:

UTILITY ROOM: 8' 10" x 5' 11" (2.7m x 1.8m) Plumbed for washing machine, space for tumble dryer.

LIVING ROOM: 15' 9" x 11' 6" (4.8m x 3.5m) Piped for gas fire, low voltage spotlights.



KITCHEN OPEN PLAN TO DINING AND LIVING AREAS: 26' 11" x 22' 4" (8.2m x 6.8m) Bespoke contemporary Parkes kitchen with excellent range of high and low level units, Franke stainless steel sink unit, Quooker mixer tap, granite worktops, upstands and cill. Range of built-in Siemens appliances to include oven and grill, induction hob, concealed extractor fan, dishwasher, fridge. Engineered oak laminate wooden floor. Aluminium double glazed sliding doors from living area to exterior.



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First Floor

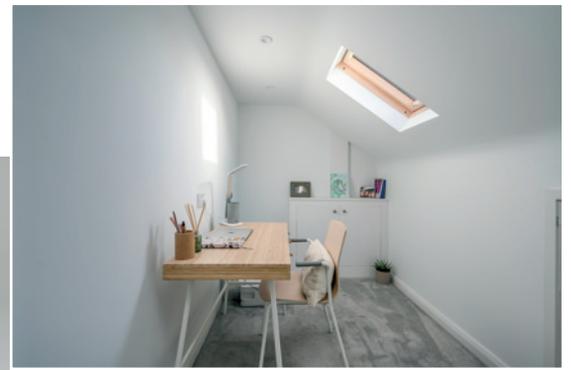
LANDING: Linen closet.



PRINCIPAL SUITE: 15' 9" x 15' 1" (4.8m x 4.6m) Picture window overlooking rear garden, lough views.

NURSERY/DRESSING ROOM: 17' 5" x 9' 6" (5.3m x 2.9m) L-shaped, both with Velux windows, storage in eaves, metre cupboard.

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with mains shower, low flush wc, wash hand basin with mixer tap and drawer below, heated towel rail, ceramic tiled floor, extractor fan. Velux window.



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BEDROOM (2): 13' 5" x 11' 6" (4.1m x 3.5m) Low voltage spotlights.

BEDROOM (3): 16' 5" x 11' 10" (5m x 3.6m) Dual aspect windows to front and rear. Low voltage spotlights.



SHOWER ROOM: Fully tiled shower cubicle with shelf recess, Triton electric shower unit, low flush wc, wash hand basin with mixer tap and drawer below, ceramic tiled floor, heated towel rail, extractor fan.



Outside

Tarmac driveway leading to:

INTEGRAL GARAGE: 18' 4" x 11' 10" (5.6m x 3.6m) Roller door, light and power. (Planning permission passed to be converted to a fourth bedroom).

Garden to front in lawn.

Enclosed, notably private rear garden benefiting from sunny south facing aspect. Garden in lawn bordered by fencing, hedging and flowerbeds. Timber store. Outside tap and light.



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Location:

(From Newtownards) - From Zion Place roundabout, exit onto the Bangor Road. At the North Road traffic lights, turn left onto North Road. Number 93 is located on the left side.

(From Bangor) - Travelling along the A21 carriageway towards Newtownards, turn right at the North Road traffic lights. Number 93 is located on the right hand side.



Sizes And Dimensions Are Approximate. Actual May Vary.

North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
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