

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

46 High Street, Newtownards, County
Down, BT23 7HZ

028 91811444

newtownards@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**PADDOCK HILL 256
DONAGHADEE ROAD,**

OFFERS AROUND £545,000

Located on the picturesque Donaghadee Road in Newtownards, this outstanding detached family home combines comfort with refined style. Featuring great reception space and a modern kitchen, it is perfectly suited for both everyday living and hosting guests, offering abundant space for lively gatherings or peaceful nights at home.

The property includes four well-proportioned bedrooms, primary with ensuite, providing ample accommodation for families or visitors alike. A luxury family bathroom enhances the home's practicality, making daily living smooth and stress-free.

A true highlight of this home is its breathtaking countryside views, offering a peaceful and calming backdrop. Whether savoring a morning drink on the decking or relaxing at the end of the day, the surrounding landscape adds a touch of natural charm to daily life.

For equestrian enthusiasts, this property is a rare treasure. With four high-quality stables and a dedicated tack room, it presents an excellent opportunity for horse owners or anyone seeking a country lifestyle.

It would also suit any buyers hoping for space for a business or past time requiring outhouses and land.

This detached residence is more than just a home—it's a statement of luxury and function. With its sought-after location, spacious layout, and top-tier outdoor amenities, it's a standout offering in the Newtownards market. Seize the chance to make this exceptional home yours.



Key Features

- Stunning Detached Family Home With Countryside Views
- Circa Two Acres Including Paddocks, Sand School And Large Courtyard
- Decorated And Finished To A High Standard Internally And Externally
- Within Minutes Of Newtownards Town Centre And Its Range Of Amenities
- Open Plan Kitchen/Dining Room With A Good Range Of Units And Wood Burning Stove
- Professionally Maintained Sand School With Floodlighting And Four Stables
- Four Double Bedrooms, Primary With Ensuite Shower Room
- Viewing Is Highly Recommended For This Fantastic Home In A Great Location



Accommodation Comprises:

Entrance Hall

Wood-effect PVC door with full-height double glazed panels and glazed side panel, wood laminate flooring, storage area, feature staircase.

Lounge

16'0" x 12'0"

Corniced ceiling, ceiling rose, open fireplace with marble hearth and inset, carved wooden surround and mantle, double doors to front garden.

Kitchen

14'11" x 8'2"

Modern range of high and low level units, wood laminate worktops, laminate flooring, black composite sink with Quooker tap and built in drainer, integrated appliances including; four ring electric hob with stainless steel extractor fan and hood, oven, dishwasher, built in wine rack, under cupboard lighting and recessed spotlighting, access to utility room, open to dining room.

Dining Room

16'0" x 12'0"

Corniced ceiling, picture rail, wood laminate flooring and wood burning stove.

Utility Room

14'7" x 6'9"

Range of low level units, laminate work surfaces, plumbed for washing machine, space for tumble dryer, stainless steel sink with mixer tap and built in drainer, vinyl flooring, door to rear yard and garage.

Bedroom 2

14'0" x 12'0"

Double room, wood effect flooring.

Bedroom 3

13'3" x 11'5"

Double room, wood effect flooring.

Bedroom 4

10'11" x 8'11"

Double bedroom, wood effect flooring.

Bathroom

9'1" x 6'0"

Luxury white suite comprising vanity unit with mixer tap, walk in shower enclosure with overhead shower and glazed screen, panelled bath, low flush wc, wall mounted chrome radiator, tiled flooring, tiled walls, panelled ceiling.

First Floor

Primary Bedroom

13'8" x 12'11"

Double room, eaves storage, ensuite shower room.

Ensuite Shower Room

7'6" x 4'11"

White suite comprising vanity unit with mixer tap, corner shower enclosure with overhead shower and glazed door, low flush wc, part tiled walls, wall mounted chrome radiator.

Integral Garage

Store Room

20'0" x 8'9"

Store room, suitable for tack room, power and light.

Garage 1

19'9" x 18'2"

Electric roller shutter door, power and light.

Garage 2

19'9" x 10'11"

Electric roller shutter door, power and light.

Outside

Stable 1

13'5" x 12'0"

Stable 2

13'5" x 12'0"

Stable 3

13'5" x 12'0"

Stable 4

13'5" x 12'9"

Sand School

Large enclosed sand school, floodlit.

Paddocks

Three fenced paddock areas.

Garden and Courtyard

Front: area in lawn, decked area, mature shrubs, trees and hedging
Rear: courtyard with access to stables, sand school and paddocks.
Courtyard: parking for multiple vehicles.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Questions you may have. Which mortgage would suit me best?

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

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NEWTOWARDS
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RENTAL DIVISION
028 9070 1000



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