

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**21 HIGH TREES DRIVE,
DONAGHADEE, BT21 0GL**

OFFERS AROUND £275,000

This beautiful home was constructed by the reputable developer, Strand Homes in 2021. With a long term still remaining on the initial 10 year NHBC warranty, this property offers traditional construction, meticulous attention to detail and a high quality of materials used throughout.

Situated in a landscaped development, the property has ease of access to Donaghadee with its wonderful community of local businesses and leisure and social opportunities, but also Newtownards and Bangor are within easy reach.

These properties have proven extremely popular for their high specification throughout including; high quality tiling and flooring, comprehensive range of integrated appliances, broadband connections and excellent energy efficient design. The property has been upgraded by the current owner to include a large detached garage with an electric roller door and utility facilities.

With generous accommodation over both floors, including three double bedrooms, family bathroom, en suite shower room and ground floor WC, this home will appeal to a wide range of buyers, from first time buyers to those seeking their forever home.

We anticipate high interest, and recommend viewing at your earliest convenience.



Key Features

- Recently Constructed (Beech) Semi-Detached Home, In The Well Renowned High Trees Development
- Comprehensive Range Of Integrated Appliances
- Three Good Sized Bedrooms, Master With En Suite Shower Room
- Gas Fired Central Heating And PVC Double Glazed Window
- Attractive Modern Kitchen With Peninsula Seating
- Dual Aspect Living Room With Feature Bay Window
- Ground Floor WC and First Floor Family Bathroom
- Large Detached Garage With Utility Space And Fully Enclosed Rear Garden
- Approx Seven Years Remaining Of NHBC Warranty



Accommodation

Comprises:

Hall

Tiled Floor, under stair storage.

Living Room

15'1" x 11'8"

Bay Window, wood laminate flooring.

W/C

White suite comprising, low flush W/C, wall mounted wash hand basin with mixer tap and tile splash back, heated towel rail, tiled floor.

Kitchen/Dining Room

19'3" x 11'10"

Fitted kitchen, laminated work surfaces, inset 1 1/4 ceramic style sink with mixer tap and drainer, plumbed for washing machine and tumble dryer, integrated fridge freezer, integrated oven, four ring electric hob, integrated extractor fan, enclosed gas fired boiler, space for dining, breakfast bar, tiled floor.

First Floor

Landing

Built in storage.

Bedroom 1

11'10" x 10'9"

Double bedroom.

Ensuite

White suite comprising, shower enclosure, walk in wall mounted overhead shower, sliding doors, low flush w/c, pedestal wash hand basin with mixer tap, tiled floor, part tiled walls, heated towel rail, extractor fan, recessed spotlights.

Bedroom 2

12'9" x 9'3"

Double bedroom, built in storage.

Bedroom 3

9'10" x 8'11"

Bathroom

White suite comprising, panelled bath with mixer tap, wall mounted overhead shower with shower screen, low flush w/c, wall mounted wash hand basin with mixer tap, partially tiled walls, tiled floor, extractor fan, heated towel rail, recessed spotlights.

Garage

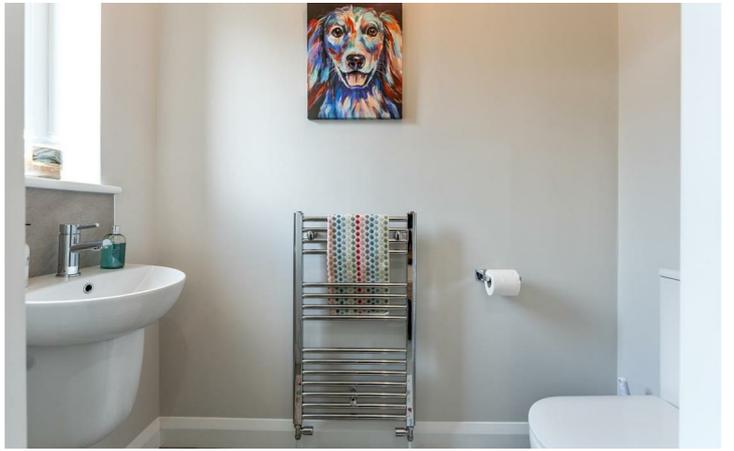
21'0" x 12'2"

Electric roller door, power, water, light, Insulated.

Outside

Rear: Fully enclosed, area in lawn, area in patio, outside light and tap.

Front: Tarmac driveway, space for multiple vehicles, area in lawn, area in patio, area in shrubs and hedging.



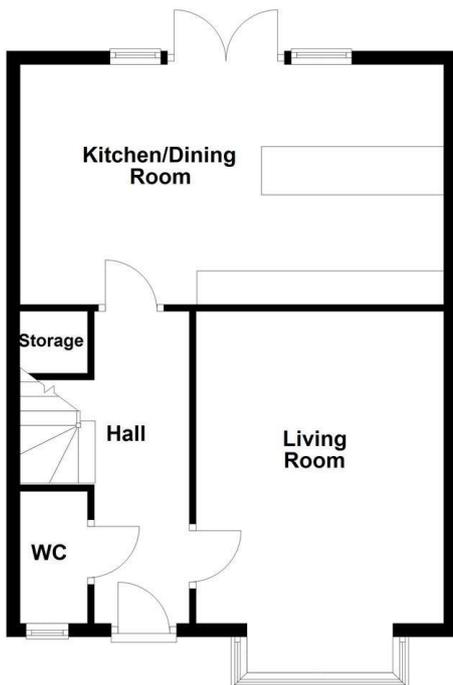




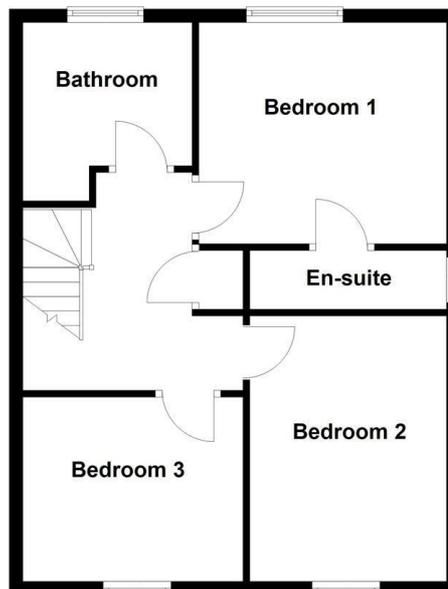




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(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 9188 8000.

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.

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