

Your Local Property Experts



20 Lawnbrook Drive , Newtownards, BT23 8XD

"Get much more than you bargained for at 20 Lawnbrook Drive, Newtownards!"

This traditional "Tudor style" semi detached home has been beautifully modernised and presented by its present owners but also benefits from a rear extension which provides an attractive sunroom and integral garage. Everything has been beautifully finished with the luxury bathroom and modern fitted kitchen of particular note.

The first floor follows a traditional layout with 3 well proportioned bedrooms whilst the bathroom is fully tiled and benefits from a modern suite, with centre bath, and a luxury double shower. The ground floor is partially open plan with real wood flooring through the lounge, with feature fireplace, and dining room. The kitchen is finished in a luxury gloss style with feature lighting and is open plan to the sunroom with gloss floor tiles, vaulted ceiling and access to the integral garage. The property benefits from uPVC double glazing & fascia and Phoenix gas central heating.

Outside is a whole other story with beautiful wooden landscaped terraces, play area, fish pond and paved patio to catch the southern sun to the rear, and a tarmac driveway and grass lawn to the front.

This would be an enviable first home, downsize or fresh start and internal viewing is highly recommended.

Offers Around £179,950

20 Lawnbrook Drive

, Newtownards, BT23 8XD



- Extended semi detached home
- Dining room with real wood flooring
- Integral garage
- uPVC double glazing - Phoenix gas central heating
- 3 bedrooms
- Modern fitted kitchen open to sunroom
- Landscaped rear garden & patio area
- Lounge with feature fireplace
- Luxury bathroom with center bath & double shower cubicle
- Garden to front with tarmac driveway

Entrance

Lounge

19'7x12'9 (5.97mx3.89m)

Dining room

9'10x9'5 (3.00mx2.74m)

Kitchen

9'9x9'9 (2.97mx2.97m)

Sun room

10'8x10'5 (3.25mx3.18m)

Landing

Bathroom

9'10x6'6 (3.00mx1.98m)

Bedroom 1

9'10x9'1 (3.00mx2.77m)

Bedroom 2

13x9'1 (3.96mx2.77m)

Bedroom 3

10'2x7'10 (3.10mx2.39m)

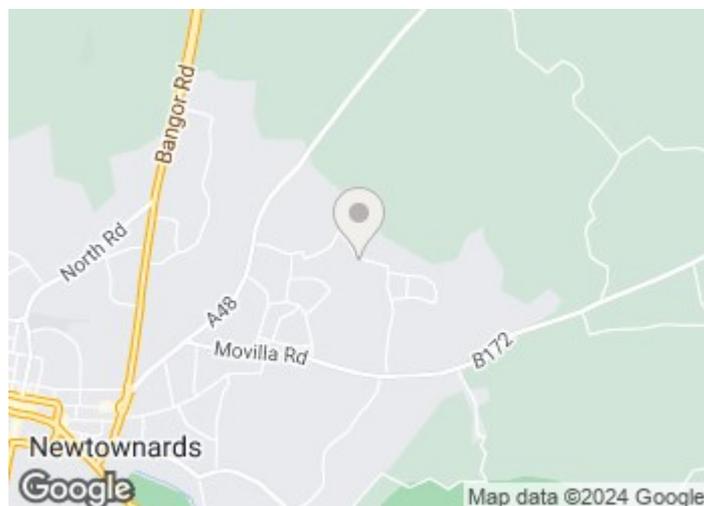
Integral garage

20'8x9'2 (6.30mx2.79m)

Outside

Tenure

Property misdescriptions

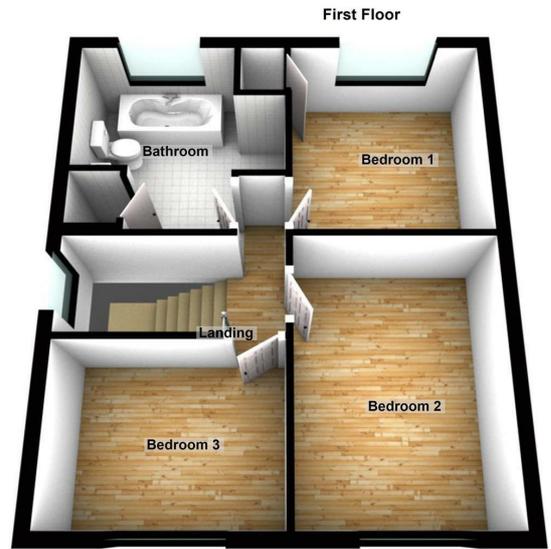
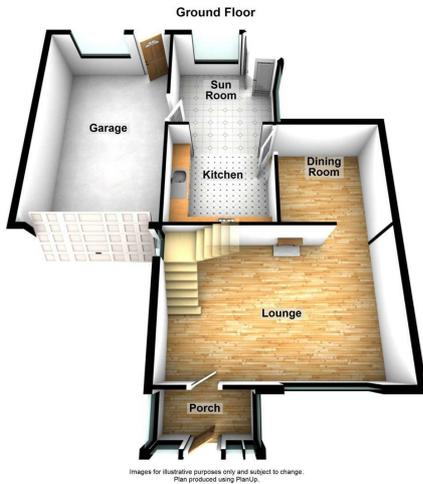


Directions

Lawnbrook Drive can be accessed from either Donaghadee Road via Cronstown Road or from Movilla Road via Stratheden Heights.



Floor Plan



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		71	71	Northern Ireland			
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		