

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)

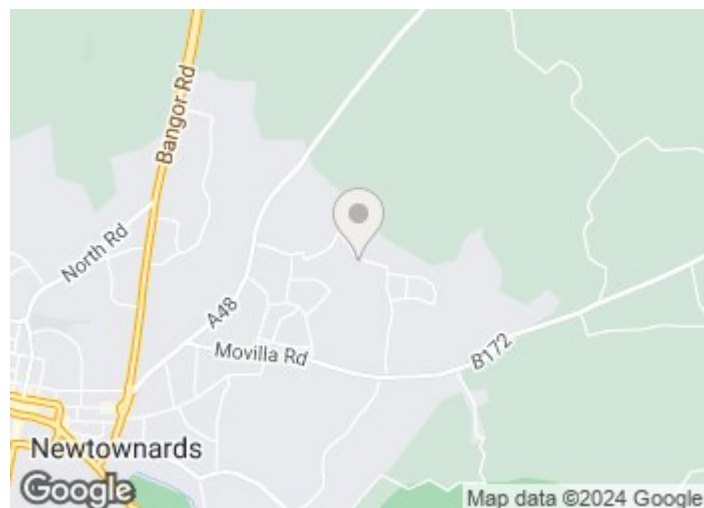
### Integral garage

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

### Outside

### Tenure

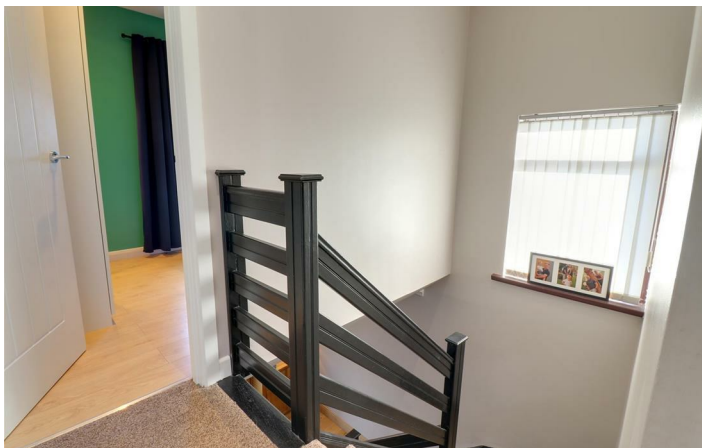
### Property misdescriptions



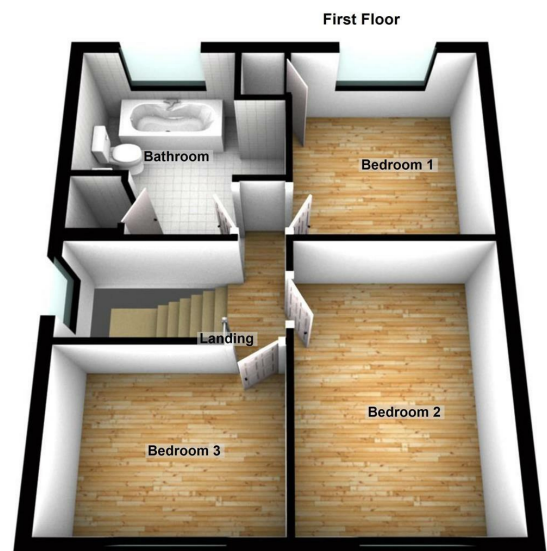
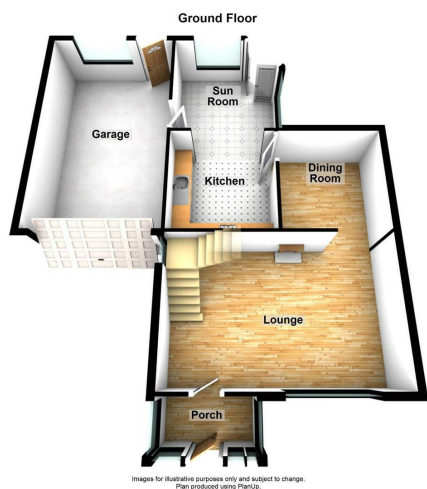
### Directions

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





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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