



Ballycrochan Avenue,

Offers in the region of
£315,000



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Ballycrochan Avenue, Bangor, County Down

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Travelling along the High Bangor Road heading towards Donaghadee, turn right onto Ballycrochan Road and Ballycrochan Avenue is on the right hand side, just after the roundabout of Hawe Road. Beautifully presented throughout this spacious detached family home is positioned within a quiet cul de sac and will meet the needs of even the most discerning of purchasers with excellent accommodation on both levels. From entering the property the standard of finish and high specification is immediately evident and this theme continues throughout the home. Families will appreciate the space on offer along with the added advantage of a twin integrated garage. The ground floor reveals two separate reception rooms and a sun room, stunning fitted kitchen open plan to dining area, utility room and downstairs w/c. This wonderful layout is complimented further on the 1st floor by 4 well proportioned bedrooms, master with en suite shower room and a contemporary family bathroom suite. Externally the property enjoys a flat enclosed private site with the added benefit of excellent car parking for four cars. With superb schooling close by and the Bangor Grammar School campus at Gransha within easy reach we have no hesitation in recommending immediate viewing of this stylish home.

OUTSIDE LIGHT

uPVC front door with glazed inset with double glazed side panel to

ENTRANCE PORCH

Recessed spotlighting. Ceramic tiled flooring. Inner door to

ENTRANCE HALL

Alarm panel. Ceramic tiled flooring. Understairs storage. Cornice work.

DOWNSTAIRS DUAL FLUSH W.C.

Pedestal wash hand basin with chrome dual mixer tap. Ceramic tiled flooring. Double doors to

LOUNGE

4.55m x 4.55m (14'11" x 14'11")

Into bay window. Feature fireplace with tiled hearth. Recessed spotlighting. Inset cornice work. Surround sound.

FAMILY ROOM

3.20m x 3.23m (10'6" x 10'7")

STUNNING FITTED KITCHEN OPEN PLAN TO DINING AREA

5.87m x 3.05m (19'3" x 10'0")

At widest points. One and a half bowl Franke sink unit with chrome dual mixer tap. Superb range of high and low level units with laminate work surfaces and upstand. Concealed strip lighting. Space for cooker. Chimney extractor hood. Integrated fridge freezer.

Integrated dishwasher. Integrated microwave. Recessed spotlighting. Ceramic tiled flooring. Ample dining area. Double doors to

SUN ROOM

3.81m x 3.66m (12'6" x 12'0")

Ceramic tiled flooring. uPVC French doors to enclosed rear garden

UTILITY ROOM

2.87m x 1.68m (9'5" x 5'6")

One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with formica work surfaces and upstand. Plumbed for washing machine. Vented for tumble dryer. Ceramic tiled floor.

TWIN GARAGE

5.49m x 5.41m (18'0" x 17'9")

At widest points. With light and power. Megafluo cylinder. Gas fired boiler. uPVC door to side.

FIRST FLOOR

BEDROOM 1

4.55m x 3.84m (14'11" x 12'7")

At widest points. Recessed spotlighting.

ENSUITE SHOWER ROOM

Comprising fully tiled corner shower cubicle with thermostatically controlled shower unit. Pedestal wash hand basin with chrome dual mixer tap. Dual flush W.C. Fully tiled walls. Ceramic tiled flooring. Recessed spotlighting. Extractor fan.

BEDROOM 2

3.23m x 3.07m (10'7" x 10'1")

BEDROOM 3

3.43m x 2.67m (11'3" x 8'9")

BEDROOM 4

3.35m x 2.90m (11'0" x 9'6")

CONTEMPORARY FAMILY BATHROOM SUITE

Comprising corner panel bath with chrome dual mixer tap. Pedestal wash hand basin with chrome dual mixer tap. Close coupled dual flush W.C. Fully tiled walls. Laminate wooden flooring. Chrome heated towel rail. Recessed spotlighting. Extractor fan.

LANDING

Access to roofspace. Large built in storage cupboard. Recessed spotlighting.

OUTSIDE

Brick pavior driveway for four plus cars. Well tended garden to front. Side access. Enclosed private well maintained rear garden, bordered by fencing in lawns, patio and feature deck area. Outside tap. Outside light.



For full EPC please contact the branch

