

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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

028 91811444

[newtownards@ulsterpropertysales.co.uk](mailto:newtownards@ulsterpropertysales.co.uk)

NETWORK STRENGTH – LOCAL KNOWLEDGE



**11 CURLEW CRESCENT,  
NEWTOWNARDS, BT23 8FW**

**OFFERS OVER £450,000**

Teal Rocks is a very popular residential area on the outskirts of Newtownards, and this beautiful home sits towards the back of the development, on an elevated site with views over Newtownards town centre.

The current owners have finished everything internally and externally at this property, to an extremely high standard and on entering the home you will immediately appreciate their attention to detail throughout.

The entrance hall is flooded with light, thanks to floor to ceiling windows and the gallery landing and the ground floor has a formal living room, dining room/lounge, open plan kitchen/ living room and guest wc.

The luxury kitchen has a fantastic range of units with quartz work surfaces, a range of "Neff" built in appliances, hot tap, access to an integral garage, space for informal dining and is open to a large family area with gas stove. Both of these areas have access to the rear garden via double doors.

The first floor has four well proportioned bedrooms, master with ensuite shower room and one adjacent to the playroom/cinema room.

In addition, on this floor, there is a modern family bathroom with white suite and free standing bath and storage areas.

Externally, there is a brick paviour driveway, a plethora of mature plants, shrubs and trees, areas in lawn and a large decked entertaining area, perfect for summer BBQ's. The owners are keen gardeners and have landscaped the gardens to create low maintenance areas with an abundance of colour.

We recommend viewing this much loved family home at your earliest convenience as we anticipate great interest due to location and finish.



## Key Features

- Beautiful Detached Home In The Teal Rocks Development, Finished To A High Standard
- Four Reception Areas Including Formal Living Room, Family Room, Dining Room And Playroom
- Four Well Proportioned Bedrooms, Master With Ensuite And One Adjacent To Playroom/Cinema Room
- Ground Floor WC And First Floor Family Bathroom
- Luxury Kitchen With A Great Range Of Integrated Appliances And Quartz Work Surfaces
- Landscaped Gardens To Front And Rear With Brick Paviour Driveway And Double Garage
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Elevated Site With Views Over Newtownards Town Centre



### Accommodation Comprises:

#### Entrance Hall

Tiled flooring, double height ceiling, double doors to formal living room, under stair storage, feature radiator, recessed spot lighting.

#### Living Room

21'1 x 13'1

Walnut hardwood floor, inglenook style fireplace with slate hearth, limestone surround and wood burning stove, cornicing, views over Newtownards.

#### Guest WC

White suite comprising low flush wc, wall mounted wash hand basin with mixer tap, part tiled walls, feature radiator, recessed spotlighting, tiled flooring.

#### Family Room

11'0 x 10'0

Overlooking rear garden.

#### Kitchen/Dining Area

22'0 x 19'0 @ widest points

Luxury range of high and low level units, quartz work surfaces and upstands, "Neff" induction hob with overhead feature extraction unit, built in wine cooler, one and a quarter stainless steel sink with built in drainer and mixer tap, integrated double fridge, integrated freezer, built in "Neff" oven, built in "Neff" steam oven with warming drawer, built in "Neff" microwave with warming drawer, integrated dishwasher, feature spot lighting, informal dining, access to integral garage, double doors to raised decked entertaining area.

Family Room: Tiled flooring, feature gas stove with marble hearth, recessed spot lighting, double doors to decked entertaining area, tiled flooring.

#### Integral Garage

19'1 x 18'1

Oil fired boiler, utility area with high and low level units, plumbed for washing machine, space for tumble dryer, power and light, double roller doors, door to rear garden.

#### First Floor

##### Landing

Hot press with storage, access to floored roof space via loft ladder, gallery landing.

##### Master Bedroom

18'1 x 12'1

Double room with ensuite shower room.

##### Ensuite

White suite comprising low flush wc, vanity unit with sink, storage and mixer tap, corner shower with overhead shower and glazed door, tiled flooring, fully tiled walls.

##### Bedroom 2

14'0 x 9'0

Double room.

##### Bedroom 3

12'1 x 11'1

Double room.

##### Bedroom 4

12'1 x 11'1

Double room, door to playroom/cinema room.

##### Playroom/Cinema

18'1 x 10'1

Eaves storage, recessed spot lighting.

#### Bathroom

White suite comprising wall hung wc., vanity unit with sink, storage and mixer tap, feature mirror, free standing bath with shower head attachment, corner shower enclosure with overhead shower and glazed door, wall mounted chrome radiator, tiled flooring, recessed spot lighting.

#### Outside

Front: Brick paviour driveway for multiple vehicles, area in lawn, landscaped bedding areas with mature plants and shrubs and access to double garage.

Rear: Raised decked entertaining area, paved pathway, area in lawn, mature plants, shrubs and trees, bedding areas, oil storage tank, outside light, outside power, outside tap, fully enclosed.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

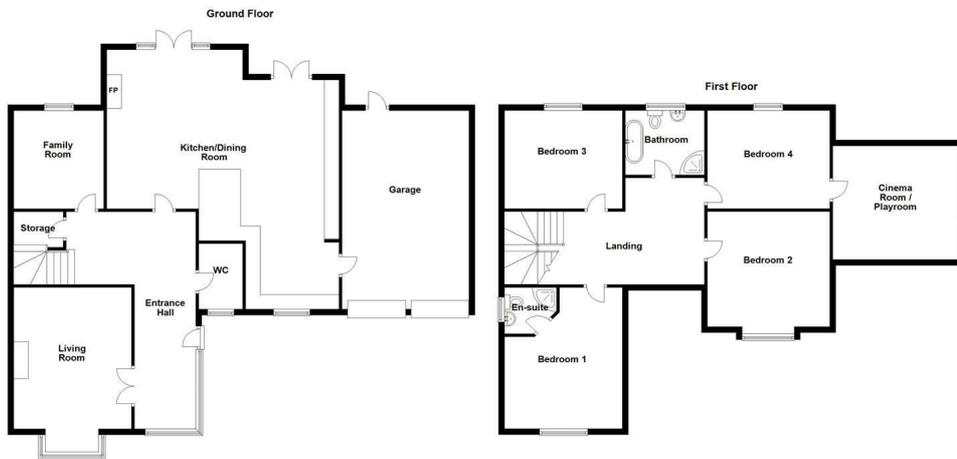
You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)











Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using Floorplan3D.

11 Curlew Crescent

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	64
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185

DONAGHADEE  
028 9188 8000

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929

BALLYNAHINCH  
028 9756 1155

CAVEHILL  
028 9072 9270

FORESTSIDE  
028 9064 1264

NEWTOWNARDS  
028 9181 1444

CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark

