



**11 TUDOR ABBEY,
NEWTOWNARDS, BT23 8YS**

OFFERS OVER £350,000

A spacious detached family home offering approximately 2,750 sq ft of versatile accommodation across the main house and self-contained annex. This impressive residence has been well-maintained by the current owners and provides flexible living for modern family life.

On the ground floor, a bright and welcoming entrance hall leads to a generous lounge with a feature brick fireplace and a modern fitted kitchen with an excellent range of units. The kitchen opens onto a dining room with double doors leading to a sunroom. The ground floor also includes a well-proportioned double bedroom with built-in robes, a study, and a modern bathroom suite.

The first floor comprises two further generous bedrooms, one with built-in robes, and a modern shower room with a large walk-in shower cubicle and Velux window.

The self-contained annex offers versatile additional accommodation, including an entrance hall, lounge, fitted kitchen, two bedrooms, study, and shower room, making it ideal for extended family or flexible use.

Externally, the property benefits from a front garden laid to lawn, driveway parking, and a detached garage. Combining generous living space with adaptable accommodation, this home represents an excellent opportunity for modern family living in a convenient Newtownards location.



Key Features

- Detached family home offering flexible accommodation throughout
- Self-contained annex providing two additional bedrooms and living space
- Modern fitted kitchens in both the main house and annex
- Gas-fired central heating and double glazing throughout
- Four bedrooms within the main house arranged over two floors
- Spacious lounge with feature brick fireplace and gas fire
- Contemporary bathrooms and shower rooms with quality fittings
- Front garden in lawn, driveway parking and detached garage



Accommodation Comprises:

Entrance Hall

Wood laminate floor, hotpress.

Study

Lounge

16'2 x 12'7

Brick feature fireplace with gas fire.

Kitchen

12'7 x 10'6

Range of high and low level units with marble effect work surfaces with matching upstand, inset 11/4 bowl sink drainer, stainless steel sink unit with mixer tap, built-in double oven, ceramic hob, integrated extractor hood, integrated dishwasher, pull-out bins, larder with pull-out drawers, built-in corner pull-out drawers, space for fridge freezer, tile effect laminate floor, cupboard with gas fired boiler. Open to:

Dining Room

17'9 x 10'7

Tile effect laminate floor, access to annex.

Double doors to:

Sun Room

12'4 x 11'4

Bedroom 1

14'0 x 11'1 (at widest point)

Full length range of built-in robes with sliding mirror doors.

Bathroom

Modern white suite comprising panelled bath with mixer tap, built-in shower with Pvc wall cladding, shower screen, vanity unit with mixer tap, illuminated mirrored cabinet, low flush wc, chrome feature radiator, tile effect laminate flooring, recessed spot lighting, extractor fan.

First Floor

Landing

Storage cupboard.

Bedroom 2

17'8 x 11'1 (at widest point)

Range of built-in robes.

Bedroom 3

16'0 x 12'7

Shower Room

Modern white suite comprising, large walk-in shower cubicle with built-in rainfall shower and hand held shower, Pvc wall cladding, shower screen, pedestal wash hand basin with mixer tap, Pvc cladding splashback, mirrored cabinet, low flush wc, chrome feature radiator, tile effect laminate flooring, Velux window.

Annex

Entrance Hall

Wood laminate floor, built-in cupboards.

Lounge

15'9 x 10'8

Kitchen

15'9 x 7'6

Range of high and low level units, laminate worksurfaces, inset 11/4 bowl sink drainer, stainless steel sink unit with mixer tap, space for oven, integrated extractor hood, housing for fridge freezer, plumbed for washing machine, part tiled walls, tile effect laminate floor.

Bedroom 2

10'3 x 8'8

Shower Room

Modern white suite comprising large walk-in shower cubicle with electric shower, Pvc wall cladding, shower door, vanity unit with mixer tap, Pvc wall cladding splashback, mirrored cabinet, low flush wc, tile effect laminate floor.

First Floor

Landing

Built-in cupboard.

Bedroom 1

12'5 x 10'4

Study

8'8 x 4'6

Outside

Front garden with lawn and driveway for multiple vehicles.

Rear garden with mature plants, shrubs and trees and large patio area.

Detached Garage

19'8" x 9'10"

Roller shutter door, side pedestrian door, high and low level units with ceramic sink, laminate worksurface, plumbed for washing machine and tumble dryer.

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











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	76	82
(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 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.

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