

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**55B CRAWFORDSBURN
ROAD, NEWTOWNARDS,**

OFFERS AROUND £775,000

Discreetly approached via a private laneway and with electric gates, 55b Crawfordsburn Road announces itself with quiet confidence. The moment you arrive, it is clear this is no ordinary home. Set within circa 0.3 of an acre and extending to almost 4,500 sq ft, this substantial family residence offers a rare combination of generous scale, exceptional quality, and an enviable natural setting that will resonate with the most discerning of buyers.

The home unfolds across three floors, each thoughtfully considered for both family life and entertaining. Step inside and be immediately struck by the sense of light and space that defines the main floor – where two or three generous reception areas, a large luxury bespoke handmade solid wood kitchen, and one or two bedrooms are arranged with effortless flow. The primary suite is a true retreat, complete with a walk-in wardrobe and ensuite bathroom of hotel-like quality.

The lower floor accommodates three further double bedrooms – one with ensuite, one with fitted wardrobes – alongside a luxurious family bathroom and a large, practical laundry room. Rising to the first floor, two additional reception rooms offer wonderful flexibility: one an elegant formal living room with provision for a gas fire, and the other ideal as a home office, playroom, or additional bedroom, both served by a convenient WC.

Outside, the property is as thoughtfully considered as within. To the front, a sweeping tarmac driveway provides parking for multiple vehicles, bordered by manicured lawns and mature planting that lends an established, welcoming character. To the side and rear, paved entertaining terraces and a decked balcony create a series of outdoor spaces perfectly suited to summer evenings and family gatherings.

The grounds extend to the very edge of the Golden Glen reservoir – a haven of natural beauty where a plethora of wildlife becomes the living backdrop to daily life and we recommend viewing at your earliest convenience to full



Key Features

- Private Site Of Circa 0.3 Of An Acre With Landscaped Gardens To Front, Side And Rear
- Accessed Via A Private Laneway With Electric Gate Access
- Master Suite With Walk In Wardrobe And Luxury Shower Room
- Popular Location Within Minutes Of Newtownards Town Centre
- Solar Panels On Main Residence And Detached Garage
- Adaptable Accommodation With Five Bedrooms And Five Reception Areas
- Luxury Kitchen With A Fantastic Range Of Units And Space For Informal Dining
- Well Maintained And Finished To An Extremely High Standard Throughout
- Substantial Detached Family Home With Views Over Golden Glen Reservoir



Accommodation Comprises:

Entrance Porch

Natural travertine tiled flooring from Fired Earth, glazed door to:

Entrance Hall

Natural travertine tiled flooring from Fired Earth, recessed spot lighting, reception area with space for seating.

Cloakroom / Guest WC

Duravit white suite comprising low flush wc, pedestal wash hand basin with mixer taps, part tiled walls, natural travertine tiled flooring from Fired Earth, recessed spot lighting and extractor fan.

Formal Dining

15'2" x 11'11"
Natural travertine tiled flooring from Fired Earth, double french doors to balcony area.

Kitchen/Breakfast Room

18'5" x 17'3"
Luxury kitchen with high and low level oak made units, granite work surfaces, double Belfast sink with mixer tap, "Lacanche" range cooker, extractor fan and hood with carved oak surround, integrated fridge/freezer, integrated dishwasher, two larder cupboards, feature glazed units, large island with storage and built in wine rack, area for informal dining, part tiled walls, natural travertine tiled flooring from Fired Earth, recessed spot lighting, dual aspect views, double french doors to balcony area with composite decking and chrome and glass balustrades, door to family room.

Family Room

17'4" x 12'10"
Gas fire with granite hearth and inset and oak surround, vaulted ceiling, natural travertine tiled flooring from Fired Earth, recessed spot lighting, double glazed doors to paved terrace, dual aspect views.

Master Bedroom

19'8" x 12'1"
Polished oak flooring, dual aspect views, recessed spot lighting, walk in wardrobe.

Ensuite: Luxury Duravit white suite comprising low flush wc, vanity unit with storage, sink and mixer tap, fully tiled shower cubicle with overhead shower and glazed screen, fully tiled walls, natural travertine tiled flooring from Fired Earth, extractor fan, recessed spot lighting, floating wall cabinet.

Bedroom 5/Study

13'9" x 10'5"
Polished oak flooring, dual aspect views, suitable as bedroom/office/playroom.

Lower Level

Hallway

Polished laminate flooring, recessed spot lighting, under stair storage.

Bedroom 2

15'3" x 13'6"
Double room with ensuite.

Ensuite: Luxury white suite comprising low flush wc, vanity unit with storage, sink and mixer tap, fully tiled shower cubicle with overhead shower and glazed screen, fully tiled walls, ceramic tiled flooring, recessed spot lighting, extractor fan.

Bedroom 3

17'3" x 13'0"
Polished laminate flooring, double french doors to rear garden.

Bedroom 4

15'2" x 9'11"
Double room with polished laminate flooring, built in robes.

Family Bathroom

Modern white suite comprising low flush wc, freestanding roll top bath with mixer tap and telephone hand shower set, Villeroy and Boch vanity unit with storage, sink and twin mixer taps, walk in shower enclosure with overhead shower and glazed screen, ceramic tiled flooring and wall tiling from Fired Earth, recessed spot lighting, extractor fan, floating wall cabinet.

Laundry Room

19'7" x 7'9"
Plumbed for washing machine, space for tumble dryer, laundry sink with mixer tap, storage area, Worcester Bosch gas boiler, hotpress.

First Floor

Landing

Vaulted ceiling, recessed spot lighting.

Formal Living Room

17'10" x 17'3"
Dual aspect views, space for gas fire.

Playroom/Office

17'3" x 11'10"
Dual aspect views, recessed spot lighting, suitable as playroom/office/bedroom.

Outside

Front: Accessed via a private laneway leading to electric gates, tarmac driveway with space for multiple vehicles, mature plants, shrubs and trees, area in lawn.
Side and rear: Landscaped gardens with area in lawn, paved entertaining area, paved walkways, outside tap, outside lighting scheme, views over Golden Glen Reservoir, mature plants, shrubs and trees, private site.

Garage

21'2" x 21'0"
Large garage with power and light, roller door.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	87
(69-80) C			
(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.

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.

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