

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**10 STOCKBRIDGE ROAD,
DONAGHADEE, DOWN,**

OFFERS OVER £575,000

Located on the sought-after Stockbridge Road in Donaghadee, this stunning detached home offers a perfect blend of modern living and coastal charm. Spanning an impressive 2,000 square feet, the property boasts four generously sized reception rooms, providing ample space for both relaxation and entertaining.

Upon entering, you are greeted by a large entrance and dining hall, which features elegant glazed doors leading to a beautifully appointed drawing room. The heart of the home is undoubtedly the open plan kitchen, living, and dining area, which seamlessly connects to the rear garden, creating an ideal setting for family gatherings and social events.

The property comprises four double bedrooms, two of which benefit from ensembles and built-in wardrobes, ensuring comfort and convenience for all family members. A second-floor living room or home office offers breathtaking sea views, making it a perfect retreat for work or leisure. Additionally, the ground floor includes a guest WC, while the first floor features a well-designed family bathroom.

The beautifully landscaped gardens are a true highlight, showcasing an exceptional planting scheme filled with a diverse array of plants, shrubs, and trees, providing a tranquil outdoor space to enjoy. A detached garage and ample parking further enhance the practicality of this remarkable home.

Located just minutes from Donaghadee town centre and the seafront, this property is ideally situated for those seeking a vibrant community lifestyle. With its bright and spacious interiors, private gardens, and exquisite finishes throughout, this home is a rare find and a must-see for discerning buyers.



Key Features

- Stunning Detached Home On The Popular Stockbridge Road
- Open Plan Kitchen/Living/Dining Room With Doors To Rear Garden
- Second Floor Living Room/Home Office With Sea Views
- Landscaped Gardens With An Exceptional Planting Scheme, Detached Garage And Ample Parking
- Large Entrance/Dining Hall With Glazed Doors To Drawing Room
- Four Double Bedrooms, Two With Ensuites And Built In Robes
- Ground Floor Guest WC And First Floor Family Bathroom
- Within Minutes Of Donaghadee Town Centre And Close To Seafront



Accommodation Comprises:

Entrance/Dining Hall

17" x 13'8"

Gas fire with sandstone surround and hearth, solid oak floor, built-in window seat, dual aspect views.

Drawing Room

19'6" x 12'9"

Open fire with carved wooden surround, slate inset and hearth, glazed doors from entrance/dining hall.

Utility Room

Storage cupboards, granite work surfaces, single bowl stainless steel sink unit with mixer tap, plumbed for washing machine, space for tumble dryer, fully tiled floor.

Guest WC

White suite comprising low flush wc, pedestal wash hand basin, tiled flooring, tiled walls, extractor fan, chrome wall mounted towel rail.

Open Plan Kitchen/Living/Dining Room

30'2" x 17'9"

Modern range of high and low level oak units, granite work surfaces, space for range cooker with stainless steel splash back, stainless steel extractor fan, recess for fridge/freezer, island unit with additional storage cupboards and granite work surface, single bowl single drainer stainless steel sink unit with mixer tap, matching granite drainer, plumbed for dishwasher, double larder unit, solid oak floor, remote control Velux windows, cast iron wood burning stove, uPVC double glazed French doors to rear garden.

First Floor

Landing

Linen cupboard with lagged copper cylinder and storage.

Bedroom 1

17'5" x 12'8"

Double room, solid oak floor, double built in wardrobe.

En-suite Shower Room

White suite comprising fully tiled shower cubicle, pedestal wash hand basin, low flush WC, fully tiled floor, fully tiled walls, chrome heated towel rail, extractor fan.

Bedroom 2

9'9" x 9'4"

Double room, built in robes.

En-suite Shower Room

White suite comprising shower cubicle with "Redring" electric shower, pedestal wash hand basin with mixer tap, tiled splash back, low flush WC, fully tiled floor, extractor fan.

Bedroom 3

12'8" x 9'8"

Double room.

Bedroom 4

9'10" x 9'7"

Double room.

Bathroom

White suite comprising panelled bath, low flush WC, pedestal wash hand basin, fully tiled floor, part tiled walls and extractor fan.

Second Floor

Landing

Living Room/Home Office

14'0" x 13'5"

Gazco wall mounted fire, study area with sea views, family area.

Luggage Room/Storage

Walk in storage area, additional storage in eaves.

Outside

Front and Side: areas in lawn, feature stone wall, driveway in stones with parking for multiple vehicles, additional parking in brick paviour, garage. Rear: fully enclosed garden, area in lawn, extensive paved patio barbecue areas and south westerly aspect.

Garage

Double doors, power, light, oil fired boiler.











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		
(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 9188 8000.

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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