

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**41 CRAIGBOY ROAD,  
DONAGHADEE, BT21 0LP**

**OFFERS AROUND £549,950**



Nestled on Craigboy Road close to the charming town of Donaghadee, this stunning detached house, built in 2014, offers a perfect blend of modern living and serene countryside charm. Spanning an impressive 3,000 square feet, this property is ideal for families seeking space and comfort in a semi-rural setting.

The home boasts four generously sized double bedrooms, including a luxurious primary suite complete with an ensuite shower room and a walk-in wardrobe, ensuring a private retreat for the homeowners. Two additional bedrooms feature built-in robes, providing ample storage for all your needs. The ground floor is thoughtfully designed with a guest WC, while the first floor is home to a stylish family bathroom.

At the heart of the home lies an open-plan kitchen and dining area, seamlessly flowing into a sunroom/living room, where a multi-fuel stove creates a warm and inviting atmosphere. This layout is perfect for both entertaining guests and enjoying family time.

Additional features include an integral garage, a separate utility room, and a dedicated office space located in the rear hall, catering to the demands of modern life. The exterior of the property is equally impressive, with well-maintained lawns, an array of plants, shrubs, and trees, creating a picturesque garden. A decked entertaining area and a brick firepit provide the perfect setting for outdoor gatherings, all while enjoying the tranquil semi-rural views.

This exceptional home offers a unique opportunity to enjoy a peaceful lifestyle while remaining close to the amenities of Donaghadee. It is a must-see for anyone looking to invest in a beautiful family home in a desirable location.



## Key Features

- Stunning Detached Home In A Semi Rural Location, Close To Donaghadee
- Four Double Bedrooms, Primary With Ensuite Shower Room And Walk In Wardrobe And Two With Built In Robes
- Open Plan Kitchen/Living/Dining Room, Living Area With Multi Fuel Stove
- Wrap Around Gardens With Lawn, Raised Decked Entertaining Area, Brick Firepit, Sheds And Semi Rural Views
- Deceptively Spacious, Well Proportioned Rooms, Fantastic Location
- Well Finished And Decorated Throughout To A High Standard
- Ground Floor Guest WC And First Floor Family Bathroom With White Suite
- Rear Hall With Separate Utility Room And Office
- Integral Garage With Workshop Area And Stone Driveway With Parking For Multiple Vehicles
- Viewing Is highly Recommended For This Exceptional Home



### Accommodation

#### Comprises:

##### Entrance Hall

Built in storage under stairs, tiled flooring.

##### Integral Garage/Reception Room

19'8" x 17'8"

Power and light, workshop area, insulated and double glazed, door to rear garden.

##### Guest WC

White suite comprising pedestal wash hand basin with tiled splashback, low flush wc, recessed spotlighting, tiled flooring.

##### Kitchen/Living/Dining Room

24'11" x 17'8"

Range of high and low level units, wooden work surfaces, space for range cooker, integrated fan and hood, "Belfast" type sink with mixer tap and tiled work surface, plumbed for dishwasher, part tiled walls, space for American style fridge/freezer, tiled flooring, island with seating, space for dining, open to family room with multi fuel stove, brick hearth and wooden mantle, recessed spotlighting.

##### Rear Hall

Wood effect tiled flooring, panelled walls, recessed spotlighting.

##### Utility Room

14'1" x 10'9"

Vinyl flooring, built in storage, range of low level units, laminate work surfaces, plumbed for washing machine, space for tumble dryer, "Belfast" type sink, mixer tap, recessed spotlighting, door to outside.

##### Office

14'1" x 10'2"

Rural views.

##### First Floor

##### Landing

Feature window, wooden flooring.

##### Bedroom 1

19'0" x 16'8"

Double room, wood flooring, "Juliette" balcony, rural views, walk in wardrobe with roof space access, ensuite shower room.

##### Ensuite Shower Room

Walk in shower enclosure with built in shelf, overhead shower and glazed screen, low flush wc, feature circular sink with mixer tap and tiled splashback, wall mounted chrome radiator, tiled flooring.

##### Bedroom 2

17'4" x 13'1"

Double room, wood flooring, recessed spotlighting, rural views.

##### Bedroom 3

14'1" x 13'1"

Double room, wood flooring, built in robes, Velux type window, recessed spotlighting.

##### Bedroom 4

19'0" x 13'1"

Double room, built in robes, wood flooring, rural views, recessed spotlighting.

##### Bathroom

White suite comprising feature free standing bath with telephone hand shower set, vanity unit with double sinks and mixer taps, tiled splashback, corner shower enclosure with glazed door and overhead shower, low flush wc, wall mounted chrome radiator, tiled flooring, extractor fan, recessed spotlighting.

##### Outside

Front and side: stone driveway with parking for multiple vehicles, areas in lawn, rural views, mature trees and hedging.

Rear: area in lawn, raised decked entertaining area, paved seating area, brick firepit, mature plants, shrubs, trees and hedging, sheds, rural views, outside tap, outside lights.





















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	72	79
	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.

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