

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**19 HIGH TREES CRESCENT,
DONAGHADEE, BT21 0GT**

OFFERS AROUND £465,000

Located in the sought-after High Trees Development in Donaghadee, this stunning nearly new detached house, built in 2022, offers a perfect blend of modern luxury and comfortable living. Spanning an impressive 1,550 square feet, this property boasts four spacious bedrooms and three well-appointed bathrooms, making it an ideal family home.

As you enter, you are greeted by a large living room that features bespoke panelling and a stylish media wall, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the open plan kitchen and dining area, which seamlessly flows into a generous sunroom, perfect for entertaining or simply enjoying the natural light that floods the space. A good sized utility adds to the appeal of this fantastic space.

The primary bedroom is a true retreat, complete with a luxury ensuite that adds a touch of elegance to your daily routine. Throughout the home, you will find high-end finishes and thoughtful upgrades that enhance both functionality and style.

The property is set within beautifully landscaped gardens to the front and rear, providing delightful outdoor spaces for relaxation and entertaining. With a semi-rural outlook, you can enjoy the tranquillity of the surroundings while still being within walking distance to the charming Donaghadee town centre. Here, you will find a variety of shops, bars, and restaurants, as well as the picturesque seafront.

This exceptional home in High Trees is not just a property; it is a lifestyle choice, offering modern living in a vibrant community. Do not miss the opportunity to make this exquisite house your new home.



Key Features

- Stunning Four Bedroom "Maple" Type Detached Home In The Popular High Trees Development
- Well Proportioned Living Room With Bespoke Panelling And Built In Media Unit
- Ample Storage With Cloakroom, Storage Room And Linen Store Housing Solar Panel Pack
- Luxury Kitchen With Quartz Work Surfaces, Island And Separate Utility Room
- Landscaped Gardens To Front And Rear With Raised Beds, Entertaining Areas And Semi Rural Views
- Finished To A High Standard With Upgraded Specification Throughout
- Ground Floor Guest WC And First Floor Family Bathroom With Luxury Finish
- Beautiful Open Plan Kitchen/Dining Area Through To Large Sunroom
- Four Double Bedrooms, Primary With En-suite Shower Room
- Walking Distance To All Local Amenities And Donaghadee Town Centre



Accommodation Comprises:

Entrance Hall

Ceramic tiled flooring.

Cloakroom

6'8" x 3'1"

Ceramic tiled flooring.

Guest WC

White suite comprising wall hung wc, wall mounted wash hand basin with mixer tap and tiled splashback, wall mounted chrome radiator, extractor fan.

Living Room

14'8" x 13'7"

Dual aspect views, bespoke panelling and media wall.

Storage Room

Under stairs.

Kitchen/Dining

20'4" x 12'6"

Luxury range of high and low level units, quartz work surfaces and upstands, integrated double oven, integrated hob with extractor fan, integrated fridge/freezer, integrated wine fridge, integrated dishwasher, integrated bin drawer, island with quartz work surface, breakfast bar seating, under mounted stainless steel one and a quarter sink with Quooker hot tap, ceramic tiled flooring, part tiled walls, space for dining, recessed spotlighting, open to:

Sunroom

12'7" x 10'4"

Ceramic tiled flooring, double doors to rear garden, recessed spotlighting.

Utility Room

9'3" x 5'8"

Luxury range of high and low level units, laminate work surfaces, single stainless steel sink with built in drainer and mixer tap, space for tumble dryer, plumbed for washing machine, housing for gas boiler, recessed spotlighting, door to rear garden, ceramic tiled flooring.

First Floor

Landing

Recessed spotlighting, access to roof space via slingsby type ladder.

Linen Store

Solar panel pack, shelves for storage.

Primary Bedroom

13'2" x 9'11"

Double room, ensuite shower room.

Ensuite

Luxury white suite comprising wall mounted wash hand basin with mixer tap and tiled splashback, low flush wc, walk in shower enclosure with overhead shower and glazed screen, tiled flooring, recessed spotlighting, extractor fan.

Bedroom 2

9'8" x 9'1"

Double room, dual aspect views.

Bedroom 3

13'5" x 8'7"

Double room.

Bedroom 4

12'11" x 7'4"

Built in robes, suitable for dressing room.

Bathroom

Luxury white suite comprising vanity unit with sink, storage and mixer tap, low flush wc, free standing feature bath with mixer tap, walk in shower enclosure with overhead shower and glazed screen, ceramic tiled flooring, recessed spotlighting, extractor fan.

Outside

Front: Tarmac driveway with space for multiple vehicles, area in lawn, planting scheme.

Rear: Area in lawn, paved entertaining area, stone walkway to shed, raised decked area, BBQ pergola, fruit trees, established plants and shrubs, outside tap, outside lights, outside power sockets, west facing aspect, semi rural views.

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











Ground floor plan



First floor plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	90
(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.

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