



82 WARREN ROAD

DONAGHADEE BT21 0PD

Offers Around

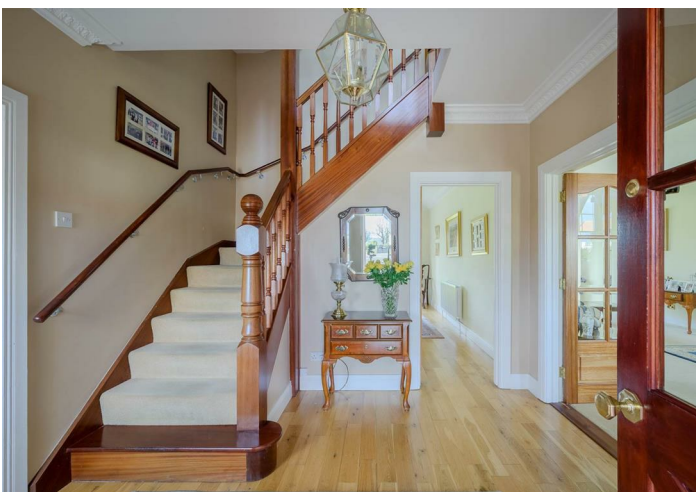
£799,950



DETACHED | 5 | 3 | 4

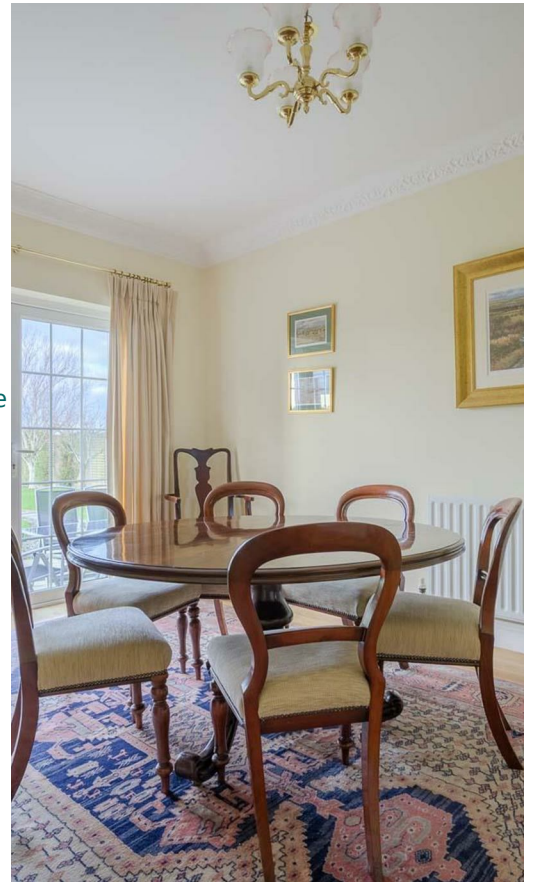
Situated on the prestigious Warren Road in Donaghadee, this recently constructed red brick detached family home offers a rare opportunity within walking distance of the town's thriving and picturesque centre. Backing onto the golf course and enjoying views towards Donaghadee Sound, the Copeland Islands and the Irish Sea from some rooms, the property combines an exceptional setting with bright, flexible accommodation designed to maximise light and space.

The ground floor includes a drawing room with ornate cornice ceiling, granite fireplace and French doors to the rear garden; a dining room with solid oak floor and garden access; a cosy family room with cast iron fireplace; and an impressive open plan kitchen with granite worktops, exposed brick wall and French doors to the garden. Upstairs features three well-proportioned bedrooms, including the main with dressing/sitting area, separate dressing room and en suite bathroom with bath and shower, plus a family bathroom with separate shower. The second floor provides two further bedrooms.



KEY FEATURES

- Exceptional Detached Family Home Backing onto Donaghadee Golf Course
- Views to Donaghadee Golf Course from the Rear of the Property
- Views to Donaghadee Sound, Copeland Islands and the Irish Sea to the Front
- Highly Regarded and Prestigious Location
- Bright, Spacious and Versatile Accommodation
- Drawing Room with Attractive Granite Fireplace
- Open Fire, Ornate Cornice Ceiling and Double Glazed French Doors
- Dining Room with Solid Oak Floor
- uPVC Double Glazed French Doors to Rear Garden
- Cosy Family Room with Cast Iron Fireplace and solid oak flooring
- Large Open Plan Kitchen, with Granite Worktops and Amazing Rayburn stove
- Separate Utility Room
- Five Well Proportioned Bedrooms
- Main Bedroom with Dressing/Sitting Area, Additional Dressing Room and En Suite Bathroom with Bath and Separate Shower
- Family Bathroom with Bath and Separate Shower
- Additional Downstairs WC
- Oil Fired Central Heating
- uPVC Double Glazed Windows, Guttering and Soffits
- Mature Front Garden in Lawns with Plants, Trees and Shrubs
- Driveway in Loose Stones with Ample Parking
- Integral Garage
- Outstanding Rear Garden with Lawns, Extensive Paved Patio Barbecue Areas, Summer House with Composite Decking, Additional Garden Store and Plants, Trees, Shrubs and Lawns



ROOM DETAILS

GROUND FLOOR	Family Room 11' x 10'10"	Additional Dressing Area	Bedroom Four 16' x 10'2"
Entrance	Utility Room	Ensuite Dressing Room	Bedroom Five 12'6" x 9'
Enclosed Entrance Porch	Downstairs WC		OUTSIDE
Reception Hall	Stairs to First Floor	Bedroom Two 12'5" x 10'3"	Integral Garage 21'2" x 12'5"
Drawing Room	FIRST FLOOR	Bedroom Three 12'5" x 10'3"	Rear Gardens
26'9" x 12'6"	Landing	Bathroom	Summer House 14'3" x 14'2"
Dining Room	Bedroom One 11' x 10'10"	Stairs to Second Floor	Garden Store 18'2" x 9'4"
14' x 10'9"	Sitting/Dressing Area	SECOND FLOOR	
Kitchen Open Plan to Casual Dining / Family Area	10'9" x 10'2"	Landing	
35'10" x 14'4"			





FLOOR PLANS



All measurements are approximate and for display purposes only



DIRECTIONS

From Donaghadee, Head straight along the Warren Road. Number 82 will be on your left.



THE LOCAL AREA

Donaghadee is a picturesque coastal town on the North Down coastline, celebrated for its breathtaking sea views and nearby Copeland Islands

With charming streets filled with local shops, cafes, and outdoor activities like sailing, it offers a vibrant community spirit. Just a short drive from Belfast, Donaghadee has been voted as one of the best places to live, combining natural beauty with a welcoming atmosphere.



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	55	61
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

OUR BRANCHES

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