



3 HADMORE HEIGHTS

Newtownards BT23 4YU

Offers around **£379,950**



DETACHED | 5  | 2  | 3 

Located just off the highly prestigious and regarded Old Belfast Road, Newtownards, here is an ideal opportunity to purchase a fantastic detached family home located in close proximity to many local amenities including shops, cafes, restaurants, schools, Scrabo Country Park, cinema and leisure centre.

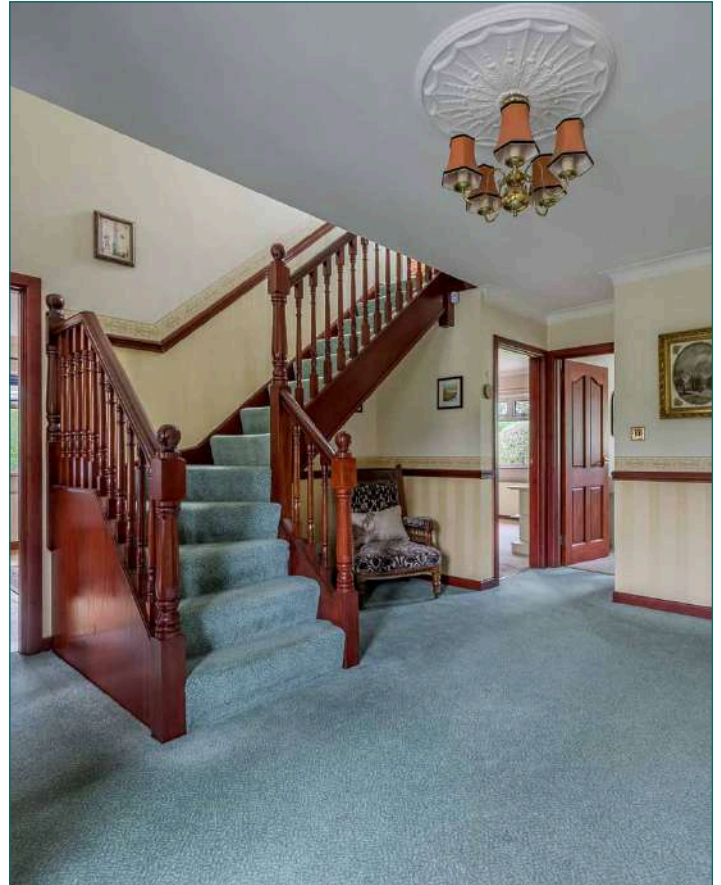
The accommodation is bright, spacious and extremely flexible providing a range of different layouts to suit the needs of the home owners. The ground floor comprises good sized living room with attractive mahogany fireplace and gas coal effect fire, family room with attractive sandstone fireplace and gas coal effect fire, dining room with feature herringbone wood parquet flooring, kitchen with casual dining area, conservatory with outlook to mature rear garden, main bedroom with extensive range of built-in furniture, office, with solid maple wood flooring, which has potential to be a fifth bedroom if required, and bathroom with four piece suite which includes bath and separate shower cubicle. Upstairs this fine home is further enhanced by having three additional bedrooms and another bathroom with three piece suite.

Outside does not disappoint either. There is a mature front garden in lawns with flowerbeds and plants and shrubs, tarmac driveway and forecourt with additional parking area to the side providing space for cars, caravans, boats, horse boxes, etc, and fully enclosed mature rear garden with lawns, array of colourful flowers, plants and shrubs and extensive paved patio areas. Other benefits include oil fired central heating, double glazed windows, utility room, bright and spacious landing and views to Scrabo Tower.



KEY FEATURES

- Outstanding Detached Family Home with Views to Scrabo Tower
- Highly Regarded Prestigious Location Just Off Old Belfast Road
- Bright, Spacious and Flexible Accommodation Providing a Range of Different Layouts
- Living Room with Attractive Carved Mahogany Fireplace and Gas Coal Effect Fire
- Family Room with Attractive Sandstone Fireplace and Gas Coal Effect Fire
- Dining Room with Herringbone Wood Parquet Flooring
- Kitchen with Casual Dining Area
- Separate Utility Room
- Conservatory with Outlook to Mature Rear Garden
- Can be Up to Five Bedrooms with Two on the Ground Floor
- Fifth Bedroom Would Also be Perfect as an Office
- Ground Floor Bathroom with Four Piece Suite to Include Bath and Separate Shower
- First Floor Bathroom with Three Piece Suite



ROOM DETAILS

Ground Floor

- Spacious Reception Hall
- Living Room
20' 0" x 13' 10"
- Family Room
15' 5" x 11' 5"
- Dining Room
11' 10" x 11' 10"
- Kitchen with Casual Dining Area
15' 2" x 11' 4"
- Utility Room
11' 5" x 6' 7"
- Conservatory
13' 0" x 10' 6"
- Bedroom One
16' 1" x 12' 8"
- Office / Bedroom Five
12' 4" x 11' 6"
- Bathroom

First Floor

- Landing
- Bedroom Two
13' 7" x 11' 5"
- Bedroom Three
13' 7" x 12' 4"
- Bedroom Four
9' 9" x 8' 7"
- Bathroom

Outside

- Mature Front Garden in Lawns
- Tarmac Driveway and Forecourt
- Large attached Garage
22' 1" x 15' 3"
- Fully Enclosed Mature Rear Gardens with Lawns and Paved Patio





FLOOR PLANS





DIRECTIONS

Travelling along Blair Mayne Road South, at the mini roundabout take the second exit onto Messines Road. Take the first Right onto Scrabo Road, continue straight and the Road becomes the Old Belfast Road. Hadmore Heights is on your right Hand side. .



THE LOCAL AREA

Offering the peace and quiet of a semi-rural town, perfectly balanced with an abundance of amenities and attractions, Newtownards is regarded as one of the prime places to live in Northern Ireland. Its close proximity to Belfast means it is perfect for the daily commuter who prefers the solace of a quieter setting for residency. Many attractive homes enjoy the appeal of unrivalled idyllic seaside or rolling countryside views.

| ENERGY EFFICIENCY RATING | | |
|---|---------|-----------|
| Very energy efficient – lower running costs | CURRENT | POTENTIAL |
| 92+ A | | |
| 81-91 B | | |
| 69-80 C | | |
| 55-68 D | 57 | 57 |
| 39-54 E | | |
| 21-38 F | | |
| 1-20 G | | |
| NOT energy efficient – higher running costs | | |

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK

