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# ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## PORTSTEWART

4 Nursery Avenue  
Nursery Mews  
BT55 7NT  
Offers Over £695,000

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A superb opportunity to acquire a bespoke designed four bedroom detached new build house located on undoubtedly one of the North Coast's most desirable and most enviable sites having just only been constructed. Extending to approximately 2142 sq ft of space, internally the property is both bright and spacious and offers very well proportioned family accommodation right through over three floors including two ensuite bedrooms. Throughout the house there is a feel of a very contemporary atmosphere and modern living feeling with lounge and kitchen being on the first floor to maximise the beautiful views. This fine residence is within proximity to Portstewart Golf Club and Strand Beach and an array of local amenities. Quite simply a magnificent home on a wonderful site with a stunning outlook.

Approaching Portstewart on the Coleraine Road, take your first left onto Burnside Road at the Burnside roundabout. Take your first right onto Prospect Road and first right again onto Nursery Avenue. Proceed to the top past the Nursing Home and Nursery Mews will be located straight ahead.

**ACCOMMODATION COMPRISES:**

Double gates opening onto steps leading to composite front door.

**GROUND FLOOR:**

**Entrance Hall:**

8'8 wide with recess lighting, under stairs storage, vertical radiator and tiled floor.

**Bedroom 1:**

With recessed lighting. 14'6 x 10'2

**Dressing Room: 12'1 x 7'1**

With fitted open plan wardrobes with rails, shelving, dressing table and chest of drawers.

**Ensuite off with w.c., his and hers wash hand basin set in vanity units with storage below, brass telephone hand shower over freestanding bath, fully tiled walk in shower cubicle with mains rainfall shower head and additional telephone shower, fully tiled walls, recessed lighting, brass heated towel rail, extractor fan and tiled floor.**



**Bedroom 2:**

12'0 x 9'2

**Ensuite off with W.C. wash hand basin with tiled splashback, storage below and illuminated mirror above, fully tiled walk in shower cubicle with 'Triton' electric rainfall shower head and additional telephone shower, brass heated towel rail, extractor fan, recess lighting and tiled floor.**



**Bedroom 3:**

14'8 x 8'2



### **Garden Leisure Suite/Bedroom 4:**

With circular stainless steel sink unit, high and low level built in cupboards, vertical radiator, tiled floor and sliding patio doors leading to rear garden. 12'5 x 9'9



### **Bathroom:**

With white suite comprising w.c., circular wash hand basin set in vanity unit with storage below and illuminated mirror above, fully tiled walk in shower cubicle with mains rainfall shower head and additional telephone hand shower, brass telephone hand shower over freestanding bath, brass heated towel rail, extractor fan, fully tiled walls and tiled floor.



### **Utility Room:**

With built in cupboard housing gas boiler and hot tank, plumbed for automatic washing machine, space for tumble dryer, extractor fan and tiled floor.



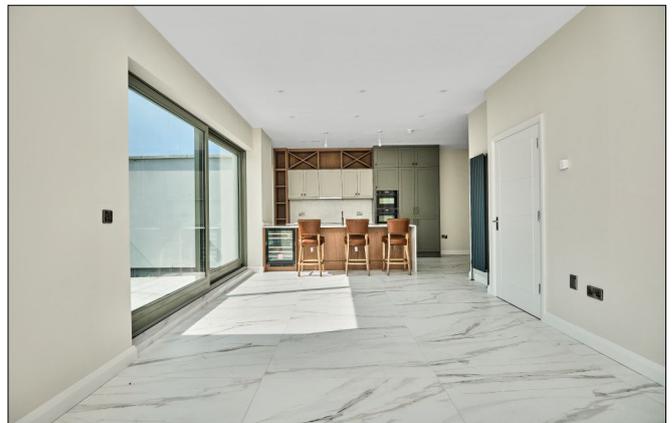
### **FIRST FLOOR:**

#### **Landing:**

With under stairs storage and tiled floor.

**Open Plan Lounge/Kitchen/Dining Area: 32'3 x 21'5**

With stainless steel 'Franke' sink unit with brass 'Quooker' tap set in 'Silestone' worktop, high and low level built in units with tiling between, integrated 'NEFF' ceramic hob, concealed 'NEFF' extractor fan above with 'Silestone' splashback, 'NEFF' integrated fridge freezer, double eye level 'NEFF' ovens, integrated dishwasher, concealed bins, saucepan drawers, built in storage cupboard, shelving and over head storage, larder cupboard, extensive breakfast bar with wood feature comprising wine fridge and seating for multiple people, recessed lighting, vertical radiator, thermostat controls, tiled floor and sliding patio doors leading to paved balcony area with views across Portstewart Strand, Mussenden Temple, Atlantic Ocean and Donegal Headlands.



**Balcony:**

With glass balustrades, tiled floor and exterior power points.



**Separate W.C.:**

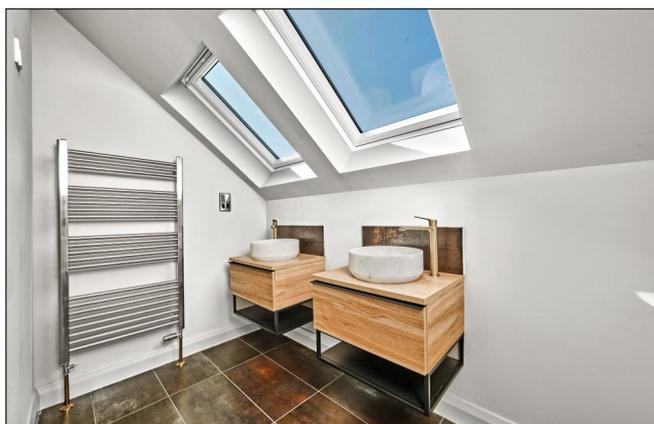
With wash hand basin with tiled splashback and storage below, brass heated towel rail, extractor fan, recess lighting and tiled floor.

**SECOND FLOOR:**

**Bedroom 5:**

With built in furniture consisting of two double cupboards, chest of drawers, two 'Velux' windows, vertical duo 'Velux' windows with views across Portstewart Strand, Mussenden Temple, Atlantic Ocean and Donegal Headlands. 14'2 x 17'6

**Ensuite** off with w.c., floating his and hers circular wash hand basin set in vanity unit, large fully tiled walk in shower cubicle with brass rainfall shower head and additional telephone hand shower, heated towel rail, shelving, extractor fan, recessed lighting, three 'Velux' windows and tiled floor.



### **EXTERIOR FEATURES:**

Garden to rear is laid in lawn with paved patio area and elevated pebble flower beds with feature wood surround. Wall lights surrounding property, tap and external electric power points to rear. Paviour driveway leading to garage with up and roller door, stainless steel sink unit, low level units with tiled splashback, vertical radiator, access to roof space, tiled floor and sliding patio doors leading to rear garden. Accessed by electric operated gates. Power for EV charger. Plumbed for outdoor shower.

### **SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating
- \*\* Triple Glazed PVC Windows
- \*\* Detached Garage & Garden Room
- \*\* Views Across Portstewart Strand, Mussenden Temple and Atlantic Ocean
- \*\* Beam Vacuum System
- \*\* Fully Insulated Garden Leisure Suite
- \*\* Security Alarm
- \*\* Beam Heat Recovery Unit

### **TENURE:**

Freehold

### **CAPITAL VALUE:**

Not Assessed

### **MANAGEMENT COMPANY:**

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas. Details of the annual Service Charge and full management services are available on request. **Current Service Charge is £600.00 p/a approx.**



