

TEMPLETON
ROBINSON



22 Ascot Park,
Newtownards,
BT23 4AZ

Offers Around
£620,000

Viewing by
appointment with
& through agent
028 90 424747



This spacious, recently refurbished, super-modern detached family home is set on a very generous and extremely private site at the top of a quiet cul de sac in Ascot Park, on the Belfast side of Newtownards.

The property offers light-filled, expansive accommodation including 3 generously sized reception rooms, one of which could serve as a 6th bedroom if required, together with a downstairs bright home office, overlooking the patio and all benefiting from underfloor heating.

On the first floor, there are 5 well proportioned bedrooms, including the master bedroom with an ensuite shower room, as well as a family bathroom. Of particular note, is the absolutely stunning open plan kitchen/ living/ dining area, with floor to ceiling glass overlooking the private large garden, seamlessly connecting and flowing through glass doors into the TV room and further onwards,

through glass doors, to the play room, creating a second to none family space and entertaining area.

Floor to ceiling sliding doors open out onto a large patio and totally private enclosed garden, further enhancing the sense of both space and light. The property is further complemented by a double garage with light, power and plumbing, which offers excellent potential for conversion, subject to planning permission, to provide an independent accommodation for relatives.

Perfectly located, the property is within easy reach of Newtownards' bustling town centre with its wide range of shops, restaurants and amenities. It is also just a few minutes drive from Hollywood and Dundonald and offers a short commute to East Belfast, home to a further selection of highly regarded schools.



- Recently refurbished super-modern family home
- Generous, totally private site at the top of a quiet cul-de-sac
- 3 reception rooms plus downstairs home office overlooking the patio, with option for a 6th bedroom
 - Downstairs cloakroom with WC
 - Large separate utility room currently used as a gym room
 - Underfloor heating to ground floor accommodation
- 5 first floor bedrooms including the master bedroom with ensuite
 - Oil fired central heating & uPVC double glazing
- Stunning, massive open plan kitchen/living/ dining area
- Floor to ceiling sliding doors opening to large patio and enclosed private garden
- Double garage with light, power and plumbing ideal for conversion for relatives

Telephone 028 9042 4747
www.templetonrobinson.com

The Property Comprises:

Ground Floor

Double glazed front door with picture window with views of Scrabo Tower to . . .

TILED RECEPTION HALL:

Glazed door to . . .

MASSIVE MODERN FITTED KITCHEN WITH CASUAL DINING & FAMILY ROOM: 36' 7" x 24' 6" (11.15m x 7.47m) Extensive range of high and low level units, granite worktops, Bosch double eye level oven, Bosch four ring ceramic hob, stainless steel extractor fan, full height integrated fridge and separate freezer, concealed lighting, Franke sink unit with mixer tap, vaulted ceiling, Velux windows, ceramic tiled floor, full length floor to ceiling windows, sliding door to sun terrace.





Glazed double doors to . . .

TV ROOM: 13' 5" x 11' 10" (4.1m x 3.6m) Wood block flooring.



Glazed double doors to . . .

PLAYROOM: 18' 4" x 13' 5" (5.6m x 4.1m) Oak effect laminate flooring.



DINING ROOM: 13' 9" x 13' 5" (4.2m x 4.1m) (into square bay). Currently used as bedroom 6, ceramic tiled floor.



CLOAKROOM: Low flush wc, vanity unit with mixer tap, feature tiled wall, ceramic tiled floor.



HOME OFFICE: 9' 6" x 6' 11" (2.9m x 2.1m) Overlooking the terrace, ceramic tiled floor.



INNER HALLWAY: Range of built-in full length cupboards.

UTILITY ROOM & GYM: 18' 8" x 16' 1" (5.7m x 4.9m)

Single drainer stainless steel sink unit with mixer tap, excellent range of built-in units with cupboards above, ceramic tiled floor.



First Floor

LANDING:

BATHROOM: Luxury white family bathroom suite comprising free standing bath with feature centred mixer tap, vanity unit, low flush wc, separate fully tiled walk-in shower cubicle, part tiled walls, ceramic tiled floor.



PRINCIPAL BEDROOM: 14' 5" x 13' 5" (4.4m x 4.1m) Oak effect laminate wooden flooring, fabulous views of Scrabo Tower and surrounding area.

ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle, vanity unit with mixer tap, low flush wc, ceramic tiled floor, heated towel rail.





BEDROOM (2): 13' 5" x 9' 2" (4.1m x 2.8m) Oak effect laminate flooring.



BEDROOM (3): 15' 5" x 8' 10" (4.7m x 2.7m) Oak effect laminate flooring.



BEDROOM (4): 17' 5" x 12' 2" (5.3m x 3.7m) Oak effect laminate flooring, vaulted ceiling.



BEDROOM (5): 11' 10" x 10' 2" (3.6m x 3.1m) Oak effect laminate flooring. Currently used as an upstairs study.

Outside

Tarmac driveway to abundant parking. Large private and enclosed rear garden in lawn, large sun terrace, private area to rear of garage with green house.

DETACHED GARAGE: 26' 3" x 18' 1" (8m x 5.5m) Light and power, low flush wc, wash hand basin, sauna. Potential for annex subject to planning.

GARDEN HOUSE: Veranda.

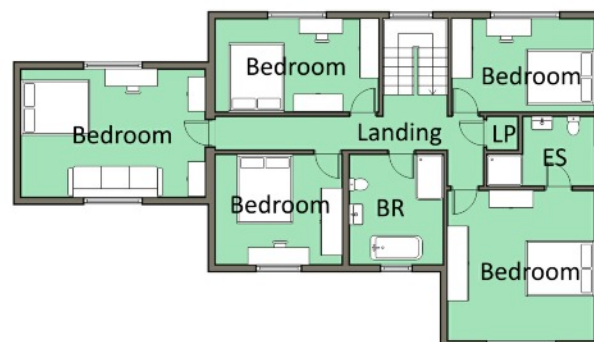
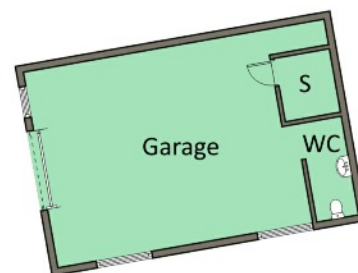




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Ground floor



1st floor

Location:

Travelling along the Belfast Road, out of Newtownards, turn right (Just opposite Kiltonga Nature Reserve) onto Ascot Park. Continue to the top of the road, veer left and continue again to the end of the cul-de-sac.

North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700

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