



12 Crawfordsburn Park,
NEWTOWNARDS,
BT23 4NZ

Offers Over
£649,950

Viewing by
appointment with
& through agent
028 90 424747





12 Crawfordsburn Park, Newtownards is an exceptional detached family home offering generous, flexible accommodation finished to an outstanding standard throughout. Ideally located for commuting to Belfast, Bangor and Belfast City Airport, the property is also within easy reach of excellent local schools, making it a superb choice for modern family living. The property offers beautifully proportioned accommodation including five bedrooms, multiple reception areas and an impressive open plan kitchen, living and dining space fitted with a high specification range of

appliances and granite worktops. A stunning south-facing sun terrace provides the perfect setting for outdoor entertaining while enjoying views over the rear gardens.

Further enhancing the appeal is an extensive basement level incorporating a large studio, playroom and exceptional storage facilities, making it ideal for a home business, creative space or multi-generational living. With two garages, excellent outdoor space and a high-quality finish throughout, this is a superb home offering both comfort and versatility in a highly sought-after location.



- Exceptional detached family home in a highly convenient location in Crawfordsburn Park
 - Five well-proportioned bedrooms including principal & guest bedroom with ensuite
 - Multiple reception rooms offering excellent flexibility for family living
- Superb open plan kitchen, living and dining space with premium appliances and granite worktops
 - South-facing sun terrace ideal for outdoor dining and entertaining
 - Extensive basement level with large studio, playroom and outstanding storage
 - Ideal layout for multi-generational living or those working from home
 - Two garages and generous driveway with gated access
- Hive remote control heating system (oil fired) and new uPVC double glazed windows & doors
 - Programmable underfloor heating in hall, dining, kitchen & office
 - Convenient to Belfast, Bangor, Belfast City Airport and excellent local schools

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The Property Comprises:

Ground Floor

uPVC composite front door with glazed side and central panels to . . .

RECEPTION HALL: Ceramic tiled floor, understairs storage.



DOWNSTAIRS W.C.: Low flush wc, pedestal wash hand basin with chrome mixer tap, part tiled walls, low voltage spotlights.

DINING ROOM: 18' 4" x 12' 2" (5.6m x 3.7m) Ceramic tiled floor, outlook to front, decorative gas fire, low voltage spotlights.



Access to . . .

LIVING ROOM: 22' 12" x 16' 1" (7m x 4.9m) (at widest points). High output remote control gas fire, feature vertical radiator, low voltage spotlights, vaulted ceiling, full height windows and sliding door to sun terrace.



KITCHEN/DINING: 26' 3" x 20' 12" (8m x 6.4m) Excellent range of high and low level units, granite worktops, island unit with sink with chrome mixer tap, storage, casual dining area, Franke, Villeroy and Bosch double sink with chrome mixer tap, Siemens electric hob with extractor fan, Siemens double oven with plate warmer, Sub Zero double fridge, integrated dishwasher, plumbed for a wine fridge, ceramic tiled floor, low voltage spotlights. Seating area with access to main hallway, outlook to front, low voltage spotlights.



Access to . . .

OFFICE: 12' 10" x 4' 7" (3.9m x 1.4m) Ceramic tiled floor, low voltage spotlights, outlook to rear, access to storage cupboard/cloakroom. Access to . . .

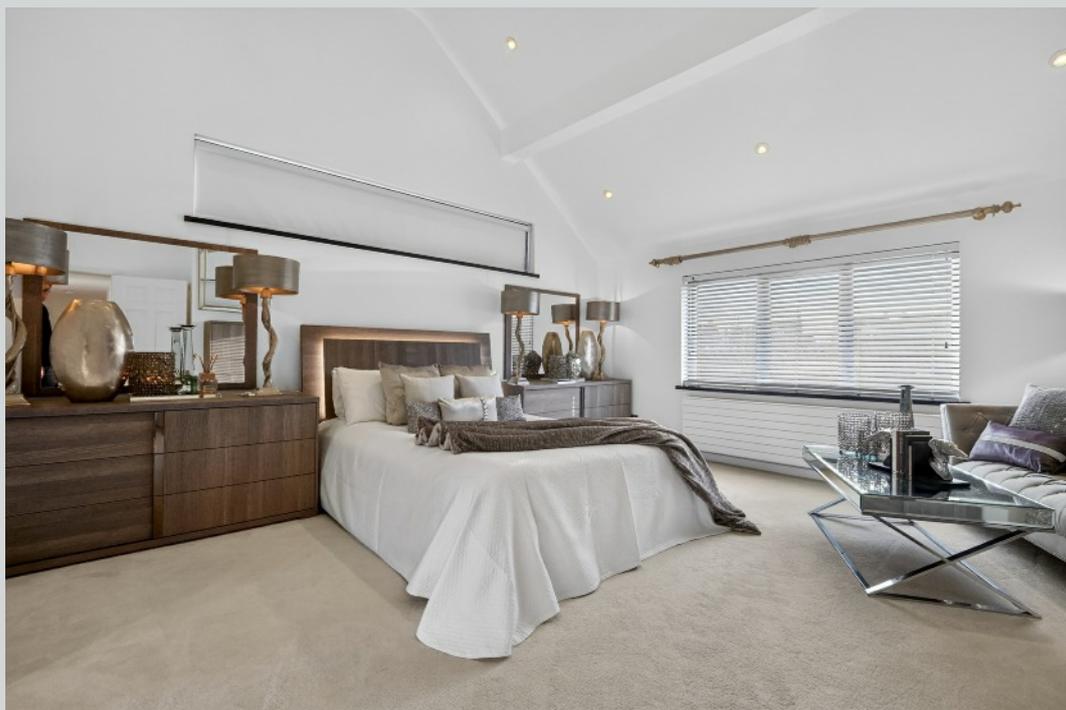
SITTING ROOM: 18' 1" x 15' 5" (5.5m x 4.7m) Decorative gas fire, outlook to front and side, low voltage spotlights, feature shelving.



First Floor

LANDING: Large linen cupboard with shelving.

PRINCIPAL BEDROOM: 16' 5" x 15' 5" (5m x 4.7m) Vaulted ceiling, dual aspect windows, feature window to side, outlook to front.



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ENSUITE SHOWER ROOM: Comprising low flush wc, walk-in shower with overhead shower head and body spray, wash hand basin with chrome mixer tap and storage underneath, two feature heated towel rails, low voltage spotlights, electric blind, outlook to rear, programmable underfloor heating.



BEDROOM (2): 13' 9" x 12' 2" (4.2m x 3.7m)

Low voltage spotlights, outlook to front.



ENSUITE SHOWER ROOM: Comprising Duravit low flush wc, Duravit sink with storage underneath, shower enclosure with shower head and hand attachment, heated towel rail, outlook to rear, low voltage spotlights, ceramic tiled floor.



BEDROOM (3): 11' 2" x 10' 10" (3.4m x 3.3m) Currently used as a dressing room, built-in wardrobe, outlook to front.



BEDROOM (4): 15' 9" x 9' 6" (4.8m x 2.9m) (at widest points). Outlook to front, built-in storage.



BEDROOM (5): Currently used as a walk-in wardrobe, low voltage spotlights, outlook to rear.



FAMILY BATHROOM: 10' 6" x 6' 7" (3.2m x 2m) Comprising low flush wc, jacuzzi style bath with chrome taps and overhead shower, pedestal wash hand basin with gold mixer tap, shower enclosure with overhead and hand shower, heated towel rail, fully tiled walls.

Basement

LARGE STUDIO: 33' 6" x 22' 4" (10.2m x 6.8m) Ceramic tiled floor, built-in storage units, outlook to side, bi-folding doors to rear courtyard, high output wood burning stove. Utility area with range of high and low level units, plumbed for washer dryer, cabled and vented outside for a tumble dryer, Belfast style sink with chrome mixer tap. Access to store rooms.



STORE ROOM (1): 13' 9" x 9' 2" (4.2m x 2.8m)

STORE ROOM (2): 14' 9" x 11' 2" (4.5m x 3.4m)

STORE ROOM (3): 18' 4" x 10' 6" (5.6m x 3.2m)

PLAYROOM: 22' 12" x 15' 9" (7m x 4.8m) Access to rear, low flush wc, wash hand basin with chrome mixer tap and storage underneath, outlook to side, patio door access to rear courtyard.

Outside

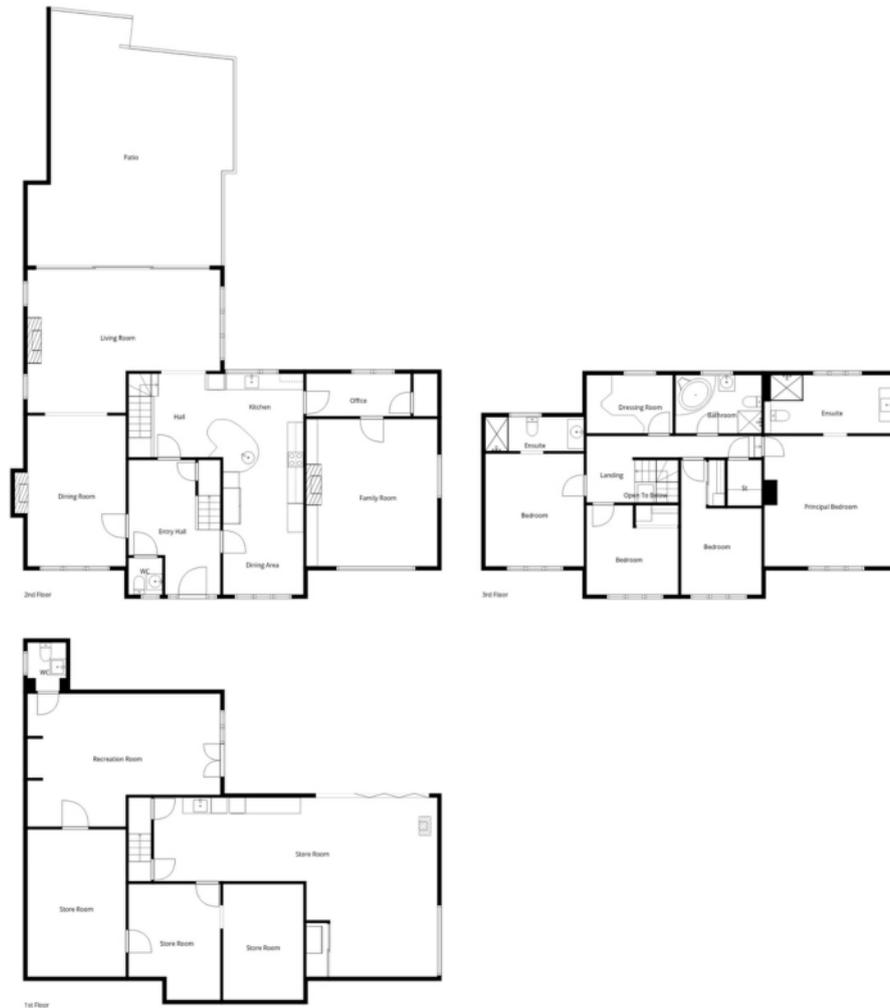
SOUTH FACING SUN TERRACE: Private terrace overlooking rear courtyard, accessed from living room. Ceramic tiled floor, dining space, steps to rear courtyard. New remote control gate, security cameras to front side and rear.

GARAGE (1): 22' 12" x 9' 2" (7m x 2.8m) Ceramic tile floor, electric door.

GARAGE (2): 20' 12" x 20' 0" (6.4m x 6.1m) (at widest points). Ceramic tile floor, electric door.







Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Travelling from Newtownards on the Crawfordsburn Road towards Bangor take the last left before the countryside into Crawfordsburn Park. Follow the road round to the left and number 12 is on the left side.

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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