

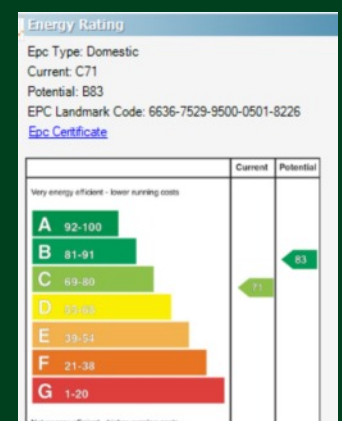
TEMPLETON  
ROBINSON



59 Milecross Road,  
Newtownards,  
BT23 4SR

Offers Around  
£695,000

Viewing by  
appointment with  
& through agent  
028 90 424747







Occupying an elevated position set back from the road, this impressive, detached residence affords spectacular views across Newtownards extending to Strangford Lough. Extensively renovated and extended by the current owners, the cleverly designed layout offers a vast degree of versatility that could be adapted to suit the occupier's requirements making it perfect for modern, family living. The heart of the home is undoubtedly the open plan kitchen – dining – living room, overlooking and with direct access to the rear garden. Immaculately presented throughout, the tastefully decorated interior is enhanced by a notably high standard of finish. Features include a bespoke Robinsons kitchen with range of integrated appliances, underfloor heating to the ground level, luxury sanitaryware and David Scott Tiles throughout. Accessed via

electric gates, a sweeping tarmac driveway offers ample parking and leads to an integral garage. Enveloped by beautifully tended, landscaped gardens enjoying a sunny west facing aspect to the rear making it a perfect space for relaxing and entertaining.

Located on the Belfast side of Newtownards, this rural setting offers the perfect balance of convenience and seclusion without isolation. Just a short drive from the shores of Strangford Lough and less than 1.5 miles from the market town of Newtownards which gives the peninsula its name. The town offers a variety of local amenities including various schools, shops, restaurants, churches, and sports facilities. Less than 12 miles to Belfast city centre, it is also ideal for those wishing to commute. We are confident this beautiful home will appeal to the most discerning purchaser.



- Impressive, recently renovated & extended detached residence, occupying an elevated position set back from the road
- Immaculately presented & finished to a notably high standard / Versatile layout - Perfect for modern, family living
  - Affording panoramic views across extending to Strangford Lough
  - Cloaks WC
  - Drawing Room / Family Room / Snug
- Kitchen open plan to Dining & Living, (Bespoke Robinsons Kitchen with range of integrated appliances)
  - Utility / Boot Room / Office Nook / Storeroom
- Four Bedrooms - Principal with ensuite, (Bedroom 4 utilised as dressing room)
  - Luxury 4 piece suite bathroom
  - Slingsby ladder to floored roofspace
- Wi-fi controlled zoned Oil fired heating - Underfloor to ground level / David Scott tiles throughout property
  - Cat 5 cabling throughout / Alarm & CCTV
- Electric gates leading to spacious tarmac driveway / Integral garage with light & power
  - Beautifully tended, landscaped gardens enjoying a west facing aspect
  - Location offers a perfect balance of convenience & seclusion without isolation

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The Property Comprises:

## Ground Floor

Porcelain tiled steps to composite front door to . . .

HALLWAY: Terrazo effect ceramic David Scott tiled floor.

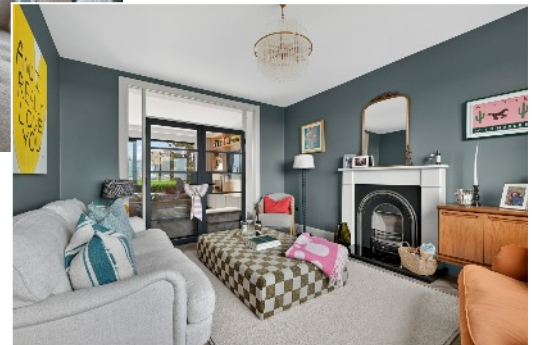
CLOAKS W.C.: Low flush wc, wash hand basin with mixer tap and low level cupboard, smoked glass splashback, ceramic tiled floor and skirting, extractor fan.

DRAWING ROOM: 14' 9" x 11' 10" (4.5m x 3.6m) Feature open fireplace with carved surround, cast iron inset and granite hearth, herringbone, oak effect ceramic tiled floor. Glazed crittal double doors to kitchen/living/dining.



FAMILY ROOM/SNUG: 11' 6" x 10' 6" (3.5m x 3.2m)

Built-in media wall, drawers, shelving and concealed TV point.



OPEN PLAN KITCHEN/LIVING/DINING: 28' 3" x 27' 3" (8.6m x 8.3m) Bespoke Robinson's contemporary kitchen with excellent range of high and low level units, matching island plus mini bar/coffee dock area, range of built-in appliances to include Fisher and Paykel eye level double oven, Bora induction hob with Cooktop extractor system, Franke stainless steel sink, quartz worktop, drainer and cooker splashback, built-in larder fridge and larder freezer, built-in dishwasher, two built-in wine fridges, concealed lighting, herringbone oak effect ceramic tiled floor, powder coated aluminium double glazed sliding door to exterior.





UTILITY ROOM: 13' 9" x 5' 7" (4.2m x 1.7m) Range of cupboards, Blanco stainless steel sink with drainer and mixer tap, plumbed for washing machine, space for dryer, uPVC double glazed door to exterior.

CLOAKROOM: 9' 6" x 5' 7" (2.9m x 1.7m) Built-in coat hooks with shelving and shoe storage. Glazed door to . . .

OFFICE/NOOK/STORE ROOM: 9' 2" x 5' 7" (2.8m x 1.7m) Views across countryside. Service door to garage.



## First Floor

LANDING: Linen cupboard with Aquagold pressurised water system, Slingsby ladder to floored roofspace.

PRINCIPAL BEDROOM: 13' 9" x 10' 6" (4.2m x 3.2m) Panoramic views across countryside to Newtownards, Scrabo Tower and Strangford Lough, built-in wardrobes, TV point.



WET/SHOWER ROOM: Fully tiled walk-in shower cubicle with mains drencher shower and telephone hand shower, wash hand basin with mixer tap, low level drawer and LED sensor mirror light, low flush wc, ceramic tiled floor, fully tiled walls, heated towel rail, window, extractor fan.



BEDROOM (2): 15' 5" x 10' 2" (4.7m x 3.1m) Built-in wardrobe with shelving, dual aspect windows, panoramic views across countryside to Newtownards, Scrabo Tower and Strangford Lough.



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BEDROOM (3): 12' 2" x 12' 2" (3.7m x 3.7m) Views over rear garden extending to countryside.



BEDROOM (4): 8' 10" x 6' 11" (2.7m x 2.1m) Currently used as dressing room, wall to wall range of built-in wardrobes with shelving.





BATHROOM: Luxury four piece white suite comprising free-standing bath with mixer tap and telephone hand shower, fully tiled built-in shower cubicle with drencher mains shower and telephone hand shower, wash hand basin with mixer tap and low level drawer, LED light mirror, low flush wc, heated towel rail, ceramic tiled floor, fully tiled walls, extractor fan.



#### Outside

Electric gates leading to sweeping tarmac driveway offering ample parking.

GARAGE: 18' 8" x 9' 10" (5.7m x 3m) Insulated, electric roller shutter door.

Front garden in lawn bordered by hedging. Beautifully tended, landscaped rear garden enjoying west facing aspect. Large paved patio leading to garden in lawn overlooking countryside, outside lighting and tap.



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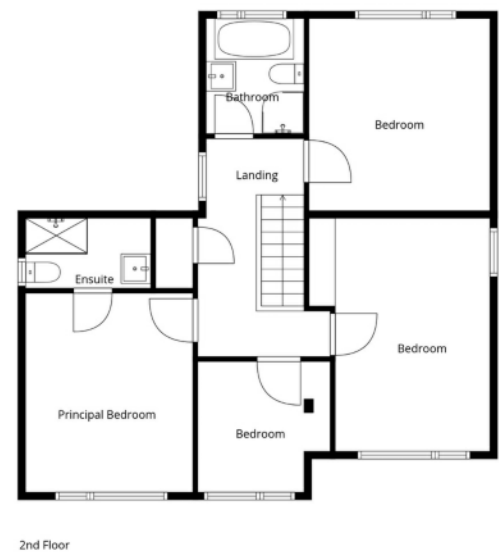
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Sizes And Dimensions Are Approximate. Actual May Vary.

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 Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
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