



9 WINSTON DRIVE, PORTSTEWART



X 4



X 2



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		82	82

OFFERS OVER £1,250,000

# 9 WINSTON DRIVE, PORTSTEWART

Occupying an exceptional elevated site with sea views towards the Atlantic Ocean and Donegal coastline, this striking contemporary residence extends to approximately 2,600 sq ft of beautifully appointed accommodation finished to a superb standard throughout. Arranged over two levels, the property combines impressive architectural design with bright, spacious and highly practical family living together with an exceptional level of specification and attention to detail.

The accommodation includes four generous double bedrooms, including a luxurious principal suite with dressing room and ensuite, together with stunning open plan kitchen, dining and living spaces centred around a bespoke hand painted solid wood kitchen by Interior360 with premium integrated appliances. Large glazed openings maximise natural light while taking full advantage of the elevated setting and surrounding outlook.

Externally the property is equally impressive with beautifully landscaped gardens, extensive patio and entertaining areas, detached garden room, hot tub terrace and outdoor shower area creating a superb outdoor living environment rarely found locally. Conveniently situated within easy reach of Portstewart Strand, renowned golf courses, schools and the town centre, this is an exceptional contemporary coastal home in one of Portstewart's most desirable residential settings.

## FEATURES

- Gas fired central heating system with underfloor heating throughout.
- Double glazing in aluminium framed units.
- Elevated site with sea views towards the Atlantic Ocean and Donegal coastline.
- Four spacious double bedrooms including luxurious principal suite with dressing room and ensuite shower room.
- Bespoke hand painted solid wood kitchen by Interior360 with premium integrated appliances.
- CCTV and integrated video doorbell system.
- Covered front terrace with glazed balustrade providing excellent outdoor entertaining space.
- Professionally landscaped rear gardens by Seacoast Landscaping with extensive patio, sun terrace and decking areas.

## ADDITIONAL INFORMATION

ANNUAL RATES: £3,358

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## ACCOMMODATION

### ENTRANCE HALL

Stone tiled flooring; utility, cloaks and store cupboards; open tread staircase to first floor; door to the rear garden.

### PRINCIPAL BEDROOM

4.05 m x 4.66 m (13'3" x 15'3")

Double bedroom to the rear; porcelain tiled flooring; patio doors to the rear garden.

### DRESSING ROOM

1.97 m x 5.65 m (6'6" x 18'6")

Extensive range of bespoke fitted furniture; porcelain tiled flooring.

### ENSUITE

2.71 m x 2.80 m (8'11" x 9'2")

High quality Kohler sanitary ware; large walk-in shower with twin rainfall shower heads and separate handsets; double vanity unit with twin wash hand basins; toilet; chrome towel radiator; porcelain tiled flooring.

### BEDROOM 2

4.05 m x 3.79 m (13'3" x 12'5")

Double bedroom to the front; fitted wardrobe; Jack and Jill access to the principal dressing room and ensuite; patio doors to the front.

### BEDROOM 3

3.27 m x 4.34 m (10'9" x 14'3")

Double bedroom to the front; fitted wardrobe; patio doors to the front.

### BEDROOM 4

3.39 m x 3.14 m (11'1" x 10'4")

Double bedroom to the rear; fitted wardrobe; patio doors to the rear garden.

### BATHROOM

3.39 m x 1.98 m (11'1" x 6'6")

High quality Kohler sanitary ware; freestanding bath; large walk-in shower; toilet; vanity unit with wash hand basin; chrome towel radiator; porcelain tiled flooring.

### LAUNDRY ROOM

2.69 m x 3.63 m (8'10" x 11'11")

Range of fitted units with quartz work surfaces; raised recesses for washer and dryer; stone tiled flooring; door to the rear.

### FIRST FLOOR

#### LANDING

Porcelain tiled flooring.

#### KITCHEN

4.62 m x 7.01 m (15'2" x 23'0")

Luxurious hand painted solid wood kitchen by Interior360; quartz work surfaces; recessed Blanco sink; Siemens six burner gas hob with bespoke extractor hood over; twin integrated Neff ovens with warming drawers; split zone wine cooler; drinks fridge; space for American style fridge freezer; integrated Neff dishwasher; large central island with quartz work surface and butcher block breakfast bar; concealed access to pantry; door to the covered front terrace.

#### WALK-IN PANTRY

3.17 m x 1.24 m (10'5" x 4'1")

Bespoke fitted units, shelving and work surfaces; porcelain tiled flooring.

#### DINING AREA

3.11 m x 3.68 m (10'2" x 12'1")

Porcelain tiled flooring; patio doors leading to the covered terrace.

#### FAMILY ROOM

6.12 m x 6.43 m (20'1" x 21'1")

Bespoke fitted furniture; feature wood burning stove; porcelain tiled flooring.

#### LOUNGE

5.42 m x 4.05 m (17'9" x 13'3")

Feature vaulted ceiling; recessed stove set on a slate hearth; porcelain tiled flooring.

#### STUDY

3.17 m x 1.60 m (10'5" x 5'3")

Bespoke fitted furniture and desk area; porcelain tiled flooring.

#### WC

1.12 m x 1.66 m (3'8" x 5'5")

Toilet; wash hand basin; porcelain tiled flooring.

#### EXTERIOR

##### COVERED TERRACE

9.57 m x 2.63 m (31'5" x 8'8")

Composite decking; glazed balustrade; exterior power and lighting.

##### EXTERNAL STORE

1.10 m x 3.30 m (3'7" x 10'10")

Ideal for surfboards, bikes or additional storage; roller door; power and lighting.

#### OUTSIDE FEATURES

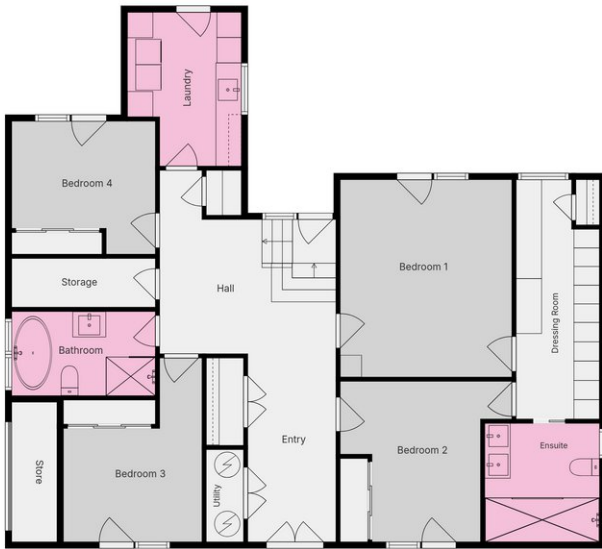
- Tarmac driveway with generous parking area.
- Professionally landscaped rear garden with lawn, patio and decking areas.
- Bespoke garden room with patio doors, power and lighting.
- Raised decking area suitable for hot tub.
- Outdoor shower.
- Exterior lighting, power points and water taps.

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# FLOORPLAN



Ground Floor



1st Floor



Plans Are For Guidance Only And Not To Scale. Produced Using Digital Scanning Technology. All Dimensions Are Approximate And Should Not Be Relied Upon. Purchasers Should Verify All Information Independently.



# PHOTOS



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