

simon**BRIEN**  
RESIDENTIAL

7 Ascot Park,  
Newtownards, BT23 4AZ



Offers Around £350,000

Telephone 02891 800700  
[www.simonbrien.com](http://www.simonbrien.com)





#### KEY FEATURES

- A superb split level detached villa, set just off the Belfast Road
- Located with the quiet residential development Ascot Park
- Main arterial routes to Dundonald, Belfast and Holywood
- Extremely deceptive accommodation throughout
- Entrance porch leading to entrance hall
- Four receptions, including lounge, formal dining, family room and conservatory
- Five good sized bedrooms, master bedroom with luxury ensuite
- Luxury fitted kitchen in Cream Shaker style units, excellent range of integrated appliances, breakfast bar
- Separate utility room
- Luxury bathroom comprising modern white suite
- Additional luxury shower room comprising modern white suite
- Integral garage approached via tarmac driveway
- Gardens to front, side and rear laid out in lawns, patio area, mature hedging, shrubs, and fencing
- Oil fired central heating system, recently installed Grant Vortex boiler
- uPVC double glazed windows

#### SUMMARY

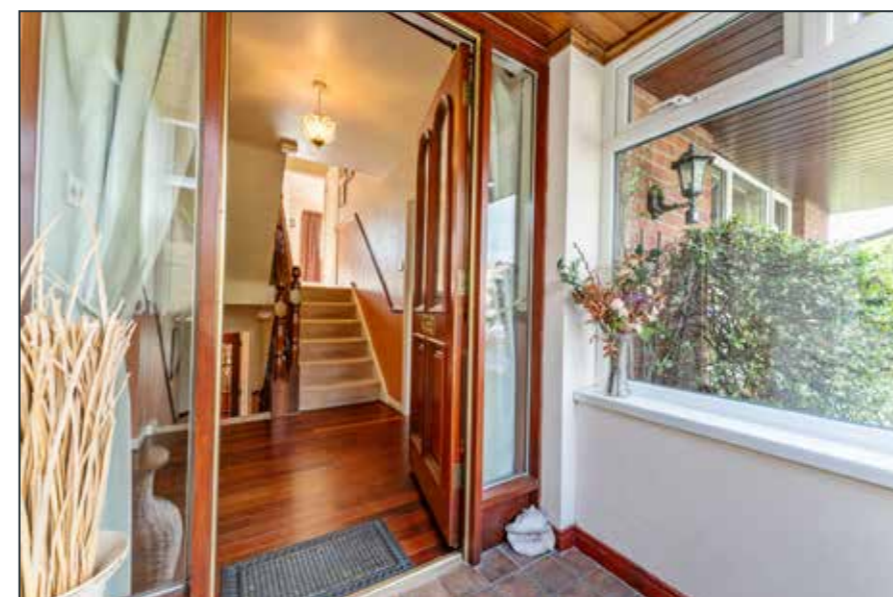
A superb, detached family home, located within the popular Ascot Park development off the Belfast Road, and is perfectly placed at the foothills of Craigantlet to take advantage of excellent transport links to Newtownards, Holywood, and Belfast City Centre.

The subject property has been extremely well maintained over the years and is set on a proportionate sized site that has been well stocked in hedging, mature shrub beds, lawn areas and established trees. The landscaped gardens provide fantastic privacy and are easily looked after throughout the horticultural calendar year. Constructed by locally renowned North Down Construction and holding an extremely deceptive interior, No.7 was used as the exhibition home for the development to showcase the superb level of accommodation on offer.

Ideal for a growing family the property comprises briefly of enclosed entrance porch leading to entrance hall, lounge gas fire, uPVC double glazed conservatory, family room, formal dining room, luxury fitted kitchen, utility room, five bedrooms, master with luxury ensuite, a luxury bathroom and shower room.

There is also the bonus of a great sized integral garage which is approached via good sized tarmac driveway.

Interest levels are likely to be high for this fantastic property, therefore any interested parties should contact our Newtownards branch on 02891 800700 to arrange your viewing appointment.

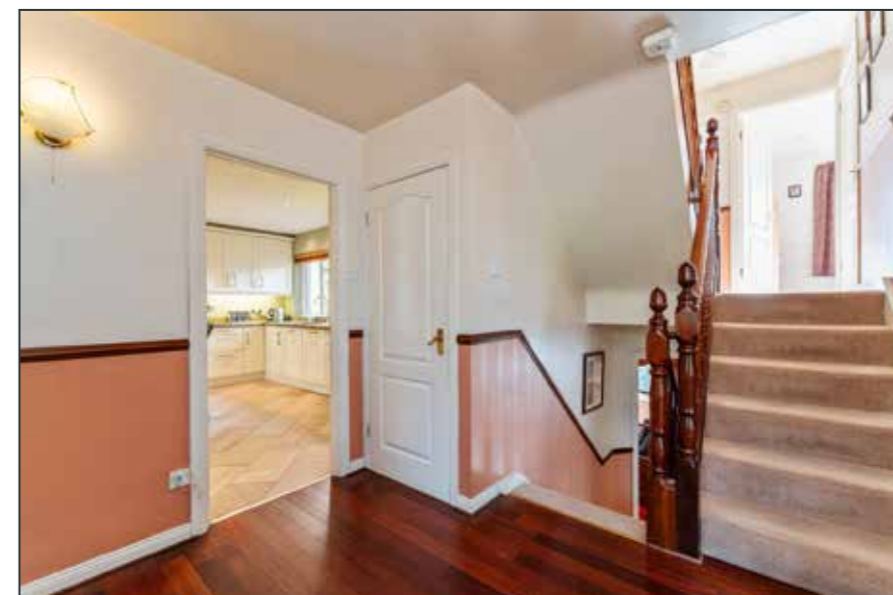


#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

##### ENCLOSED ENTRANCE PORCH:

Ceramic tiled floor, glazed vestibule door to Entrance Hall.



##### ENTRANCE HALL:

Polished mahogany floor, telephone point, cloaks cupboard.



##### CLOAKROOM:

Modern white suite comprising: Wall mounted wash hand basin with mixer taps, push button WC, wall tiling, ceramic tiled floor, recessed spotlighting.



**LUXURY KITCHEN/BREAKFAST ROOM:**

**14' 3" x 11' 4" (4.34m x 3.45m)**

1.5 tub single drainer stainless steel sink unit with mixer taps, excellent range of high and low level cream shaker style units, marble work surface, 4 ring ceramic hob unit, built in oven, stainless steel extractor hood, integrated fridge freezer and dishwasher, glazed cabinets, concealed lighting, built in microwave, stone tiled floor, breakfast bar, recessed spotlighting, vertical radiator.



**UTILITY ROOM:**

**11' 2" x 6' 3" (3.4m x 1.91m)**

Single drainer stainless steel sink unit, range of high and low level units, Formica roll edge work surfaces, plumbed for washing machine, Grant Vortex oil fired boiler, glazed stable door to side. Glazed door to garage.



**FORMAL DINING ROOM:**

**11' 11" x 11' 2" (3.63m x 3.4m)**

Polished laminate floor, corniced ceiling, wall light points. Steps down to Lower Level.

**LOWER LEVEL**

**LOUNGE:**

**15' 10" x 15' 1" (4.83m x 4.6m)**

Feature marble fireplace, gas fire, polished laminate floor, corniced ceiling, wall light points, recessed spotlighting, double glazed patio doors to Conservatory.





**UPVC DOUBLE GLAZED CONSERVATORY:  
11' 9" x 9' 0" (3.58m x 2.74m)**

Ceramic tiled floor, uPVC double glazed French doors to rear.



**FAMILY ROOM:  
15' 9" x 11' 10" (4.8m x 3.61m)**

Feature cream granite fireplace, granite inset, gas fire, wall light points, corniced ceiling and ceiling rose.



Steps up to:

**FIRST FLOOR**

**LANDING:**

Hotpress with copper cylinder and immersion heater.

**MASTER BEDROOM:  
13' 3" x 9' 11" (4.04m x 3.02m)**

Full width Sliderobes, recessed spotlighting.







**LUXURY ENSUITE:**

Modern white suite comprising: Large walk in shower cubicle with non slip shower tray, Aqualisa thermostatically controlled shower unit, glass panel, built in vanity unit, wash hand basin with mixer taps, push button WC, concealed cistern, chrome towel radiator, polished laminate floor, wall tiling, LED recessed spotlighting.



**BEDROOM (2):**  
11' 11" x 9' 11" (3.63m x 3.02m)



**LUXURY BATHROOM:**

Modern white suite comprising: Panelled bath with chrome mixer taps and telephone hand shower over, wall mounted wash hand basin with mixer taps, push button WC, chrome towel radiator, fully tiled walls, ceramic tiled floor.



Steps to:

**SECOND FLOOR**

**HALF LANDING:**

Velux window.

**BEDROOM (3):**  
12' 4" x 11' 11" (3.76m x 3.63m)



**BEDROOM (4):**  
15' 0" x 12' 11" (4.57m x 3.94m)  
At widest points.

Velux window.



**BEDROOM (5):**  
13' 9" x 11' 3" (4.19m x 3.43m)

L shaped room, range of mirror fronted Sliderobes, Velux window.





**LUXURY SHOWER ROOM:**

Modern white suite comprising: large walk in shower, Mira thermostatically controlled shower unit, floating vanity unit, wash hand basin with mixer taps, push button WC, fully tiled walls, ceramic tiled floor, chrome towel radiator, recessed spotlighting, extractor fan, access to storage.

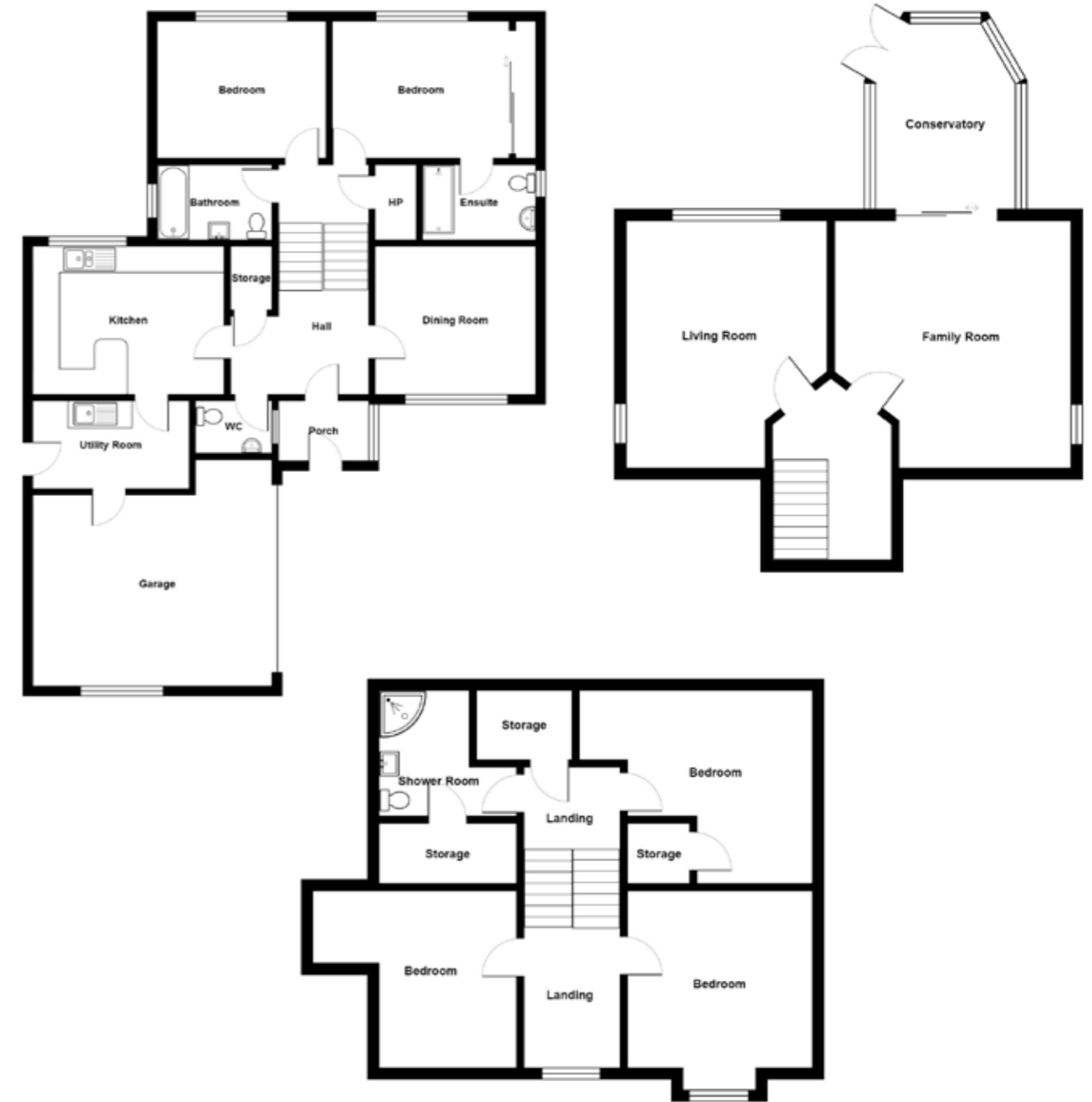


**OUTSIDE**

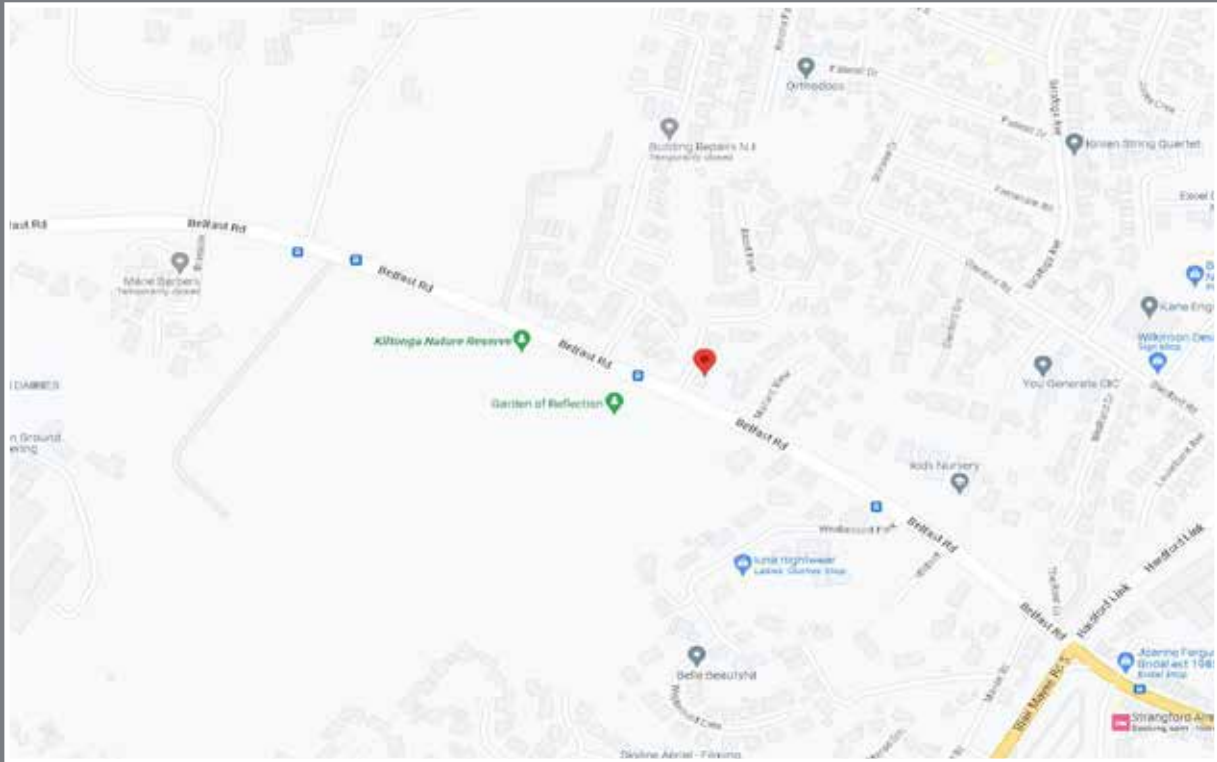
**GARAGE:**  
17' 9" x 16' 9" (5.41m x 5.11m)

Up and over door, light and power, access to roofspace. Approached via large tarmac driveway.

Superb gardens to front, side and rear laid out in lawn areas, patio area, mature trees, hedging and shrub beds, Oil storage tank, outside water tap and light, pedestrian access to side



# Location



Coming from Belfast, travel down Bradshaws Brae on the Belfast Road, just after the Kiltonga Nature Reserve turn left onto Ascot Park. No.7 is located on the right hand side on the Park.

## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

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REF: RO/J/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	64 D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 4820-9501-0249-9198-0753

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