

simonBRIEN
RESIDENTIAL

8 Chesterbrook Crescent,
Newtownards, BT23 8QZ



Offers Around £210,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A deceptively spacious detached villa
- Modernised throughout in recent years by our client
- Large entrance porch
- Entrance hall
- All important downstairs cloakroom comprising modern white suite
- Lounge
- Open plan luxury fitted kitchen/ dining space with Sandstone coloured high gloss units, integrated appliances, and breakfast bar
- Three great sized bedrooms
- Fourth bedroom can be utilised as an office, dressing room or a nursery
- Luxury bathroom comprising modern white suite
- Attached garage approached via large, paved driveway
- Off road parking for up to four cars
- Gas fired central heating system; boiler installed 2019
- uPVC double glazed windows and doors
- The property was internally replastered 2016
- Garage and porch roof was replaced 2019
- Cavity walls and roof space have been insulated
- uPVC fascia and bargeboards

SUMMARY

No. 8 Chesterbrook Crescent, Newtownards represents a fantastic opportunity to purchase a detached family home, within a quiet residential location, on the periphery of the busy Newtownards town centre. The subject property has been modernised and presented to a very high standard throughout and briefly comprises of large entrance porch, entrance hall, lounge, open plan luxury fitted kitchen/ dining space holding Sandstone coloured high gloss units – range of integrated appliances and a breakfast bar. At first floor level there are three great sized bedrooms plus a small fourth bedroom which could be utilised as an office/ nursery or dressing room, a luxury bathroom comprising modern White suite completes the internal accommodation.

Externally the property rests on an easily maintained plot, to the rear there is an enclosed garden in lawn, timber decking area which would be perfect for outdoor entertaining, hedging and a covered area to the side. There is also a very handy attached garage approached via paved driveway providing off road parking for up to four cars.

To arrange your private viewing appointment please contact our Newtownards branch on 02891 800700.

THE PROPERTY COMPRISES:

GROUND FLOOR

uPVC double glazed front door.

ENCLOSED ENTRANCE PORCH:

Ceramic tiled floor, wall light points, uPVC double glazed door to Entrance Hall.



ENTRANCE HALL:

Polished laminate floor.



CLOAKROOM:

Modern white suite comprising: Floating vanity unit, wash hand basin and mixer taps, push button WC.



LOUNGE:

15' 0" x 11' 4" (4.57m x 3.45m)

Wired for wall mounted TV, archway to Kitchen/Dining.



FIRST FLOOR

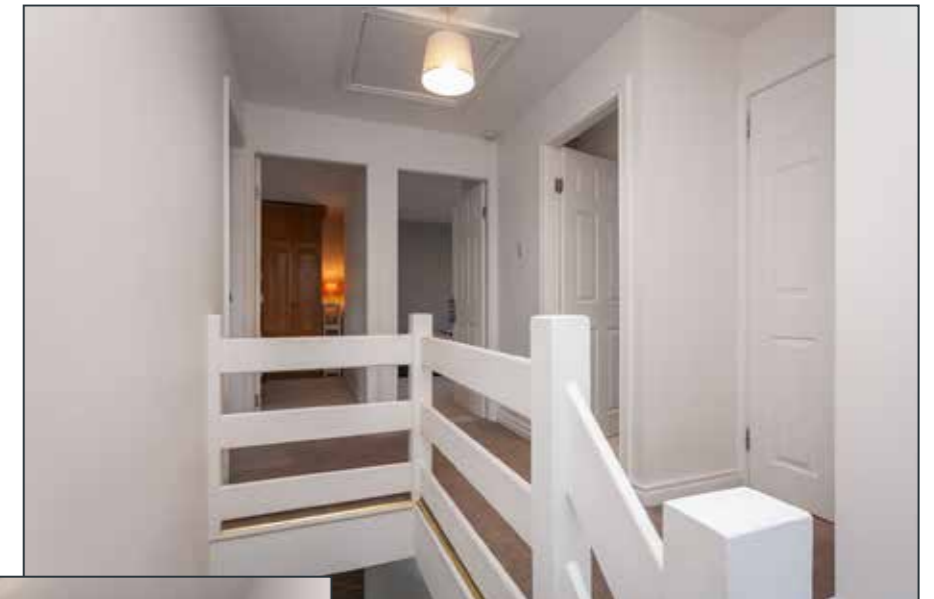
LANDING:

Concealed linen cupboard, gas boiler, access to roofspace.

**OPEN PLAN LUXURY KITCHEN/
DINING:**

24' 2" x 8' 1" (7.37m x 2.46m)

Black sink with matching mixer taps, excellent range of high and low level Sandstone high gloss units, Formica roll edge work surfaces, 4 ring ceramic hob unit, black extractor hood and glass splashback, built in oven, integrated fridge freezer and dishwasher, larder cupboard, concealed lighting, built in shelving, LED recessed spotlighting, polished laminate floor, breakfast bar, uPVC double glazed French doors to rear enclosed garden.





BEDROOM (1):
11' 10" x 11' 3" (3.61m x 3.43m)
 Built in wardrobe.



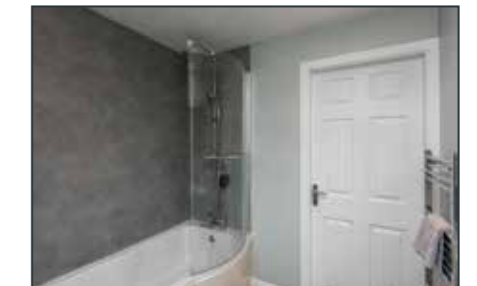
BEDROOM (4)/STUDY:
8' 4" x 6' 4" (2.54m x 1.93m)
 Built in wardrobe.

LUXURY BATHROOM:
 Modern white suite comprising: Panelled shower bath with mixer taps, thermostatically controlled shower over bath with rain head and telephone hand shower, glass screen, vanity unit with wash hand basin and mixer taps, push button WC, PVC wall panel, chrome towel radiator, polished laminate floor, LED recessed spotlighting, extractor fan.

OUTSIDE

ATTACHED GARAGE
16' 10" x 7' 7" (5.13m x 2.31m)

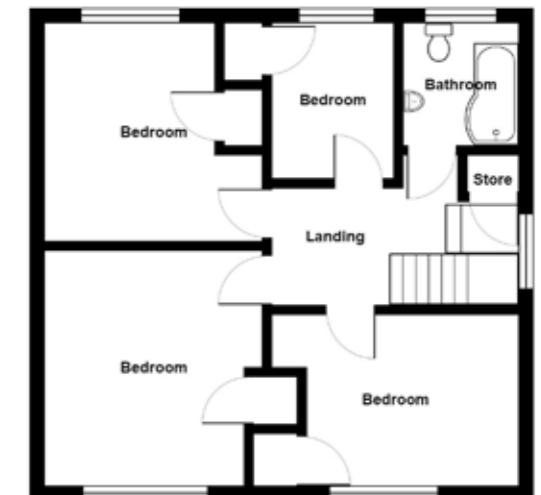
White up and over door, light and power, plumbed for washing machine, painted walls. Approached via large paved driveway. Enclosed garden to rear laid out in lawn, covered area, paved path, raised decking, hedging, outside water tap, access to side for pedestrians, enclosed store. Large paved driveway to front providing off road parking for 3 cars.



BEDROOM (2):
11' 6" x 8' 9" (3.51m x 2.67m)
 Built in wardrobe.



BEDROOM (3):
11' 6" x 8' 9" (3.51m x 2.67m)
 Built in wardrobe.



Location



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

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RO/B/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 2030-8922-7140-7503-9805

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