TEMPLETON ROBINSON

Set within the prestigious Milecross Manor development on the Belfast side of Newtownards, this impressive contemporary detached home occupies a choice cul-de-sac position affording uninterrupted views across Kiltonga Nature Reserve extending to the historic Scrabo Tower.

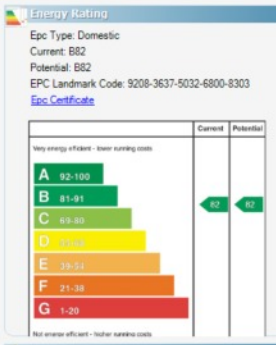
Offering a wealth of accommodation, the property has been conscientiously designed to maximise on natural light and space, complimented by a cleverly designed layout that lends itself perfectly to modern family living. Immaculately presented, the property is finished to a notably high standard and tastefully decorated in neutral tones throughout. The accommodation comprises entrance hall, with cloak room WC, two reception rooms, four bedrooms; principal bedroom with ensuite plus family bathroom. The heart of the home is undoubtedly the impressive open-plan kitchen, dining and living space overlooking and with direct access to the rear garden. Externally, the enclosed rear garden has been landscaped to create a perfect setting for both relaxation and entertaining.

An established and mature location, Milecross is one of the most desirable and sought after of Newtownards; Situated just off the Belfast Road which is on the doorstep of the town centre yet also ideal for commuters as Belfast, Holywood and Dundonald are all close at hand. Various shopping facilities, renowned primary & secondary schools plus local leisure centre are also all nearby. Viewing is recommended to fully appreciate all this exceptional family home has to offer.

Offers Around £439,950

4 Milecross Manor,
NEWTOWNARDS,
BT23 4ZW

Viewing by appointment through agent
028 9042 4747



- Contemporary detached home located within the prestigious Milecross Manor development
- Choice cul-de-sac position affording uninterrupted views across Kiltonga Nature Reserve to Scrabo Tower
- Wealth of cleverly designed & adaptable accommodation
- Conscientiously designed to maximise natural light & space
- Finished to a notably high standard & tastefully decorated throughout
- Hallway with cloak store
- Cloakroom WC
- Open plan Kitchen / Dining / Living overlooking & with direct access to rear garden
- (Bespoke shaker style kitchen with range of built in appliances & utility cupboard)
- Four Bedrooms – Two with ensuite
- Home Office – Could be utilised as a fifth bedroom
- Main Bathroom
- Gas fired zoned central heating (2 zones)
- uPVC frame double glazed windows
- Custom made curtains & blinds throughout property
- Paviour brick driveway to the front
- Landscaped rear garden featuring covered seating area, Jacuzzi hot tub space & garden in articficial lawn with extensive outdoor lighting
- Convenient & sought after location positioned on the Belfast side of Newtownards
- Within proximity to Newtownards town centre with a wide range of shops, eateries & schools
- Ideal for families & commuters alike as Belfast, Holywood and Dundonald are all close nearby

The Property Comprises:

Ground Floor

Composite front door with side lights.

HALLWAY:

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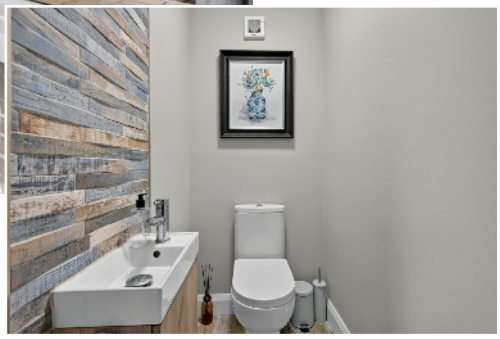
GUEST BEDROOM: 11' 10" x 10' 2" (3.6m x 3.1m) Built-in robe. Engineered oak laminate effect wooden floor laid herringbone.

ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with Aqualisa electric shower unit, wash hand basin with mixer tap and low level cupboard, low flush wc, heated towel rail, extractor fan, ceramic tiled floor, window.

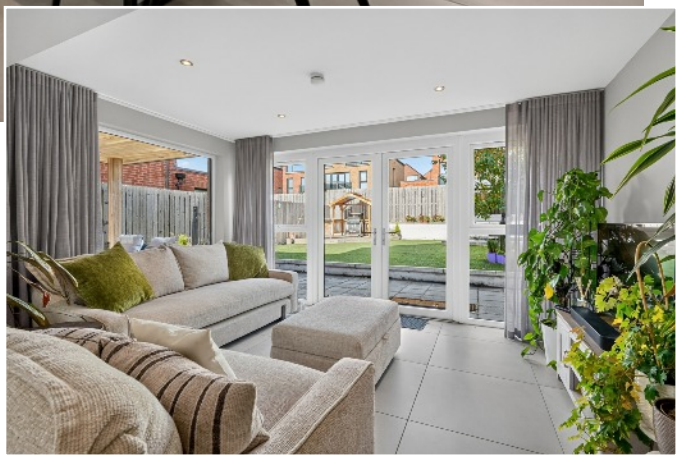


First Floor Return

CLOAKS WC: Low flush wc, wash hand basin with mixer tap and low level cupboard, tiled splashback, ceramic tiled floor, extractor fan.

OPEN PLAN KITCHEN/DINING/LIVING: 26' 3" x 24' 11" (8m x 7.6m) Shaker style kitchen with excellent range of high and low level units with matching island, quartz worktop, upstand and drainer, stainless steel double sink with Quooker mixer tap, built-in CDA electric oven, microwave, built-in fridge/freezer, integrated Miele dishwasher, ceramic tiled floor, concealed lighting. UPVC frame double glazed doors to rear garden, picture window overlooking Kiltonga.

UTILITY CUPBOARD: Plumbed for washing machine, space for dryer, ceramic tiled floor, light, power point.



First Floor

BEDROOM (3): 15' 9" x 10' 2" (4.8m x 3.1m) Engineered oak wooden floor, laid herringbone, uPVC double glazed double doors and side lights to Juliet balcony. Stunning views across Kiltonga Nature Reserve.

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Second Floor Return

BEDROOM (4): 13' 1" x 7' 7" (4m x 2.3m) Oak effect engineered laminate wooden floor.

HOME OFFICE / BEDROOM (5): 9' 10" x 7' 7" (3m x 2.3m)

BATHROOM: Four piece white bathroom suite comprising panelled bath with centre mixer tap and telephone hand shower, fully tiled shower cubicle with mains shower unit, wash hand basin with mixer tap and low level drawer, low flush wc, half tiled walls, ceramic tiled floor, heated towel rail, extractor fan, window.

Second Floor

LANDING: Cupboard with Ideal gas fired boiler.

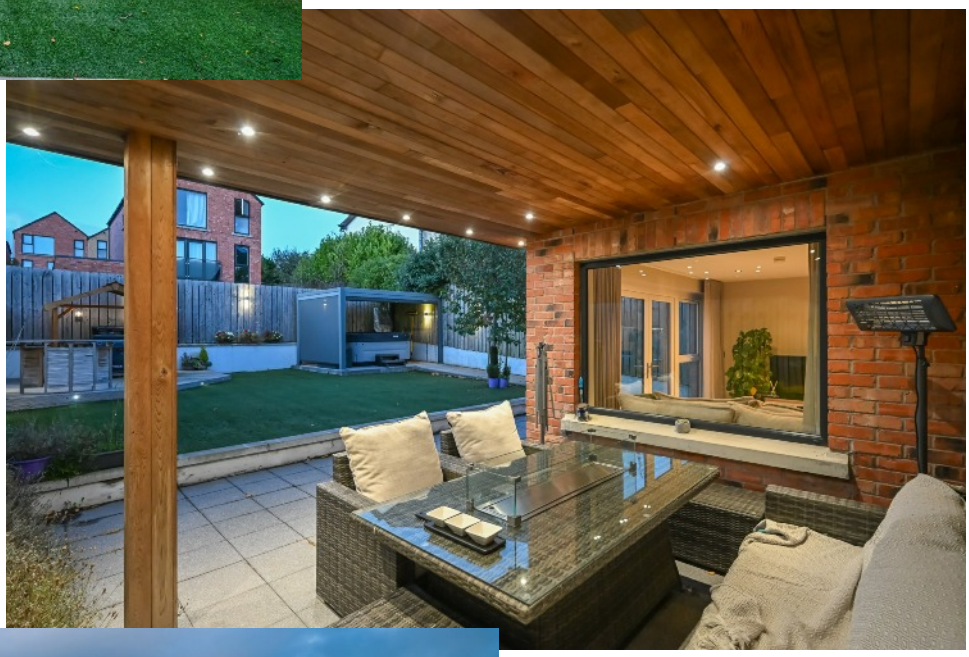
Telephone 028 9042 4747
www.templetonrobinson.com

PRINCIPAL BEDROOM: 11' 10" x 10' 2" (3.6m x 3.1m) Picture window affording stunning views across Kiltonga Nature Reserve extending to Scrabo. Wall-to-wall wardrobes. Built-in robe.
ENSUITE SHOWER ROOM: Fully tiled shower cubicle with mains shower unit, wash hand basin with mixer tap and low level cupboard, low flush wc, heated towel rail, ceramic tiled floor, extractor fan, window.

Outside

Pavior brick driveway.

Enclosed, landscaped rear garden. Covered seating area with fire pit table and feature lighting. Jacuzzi hot tub with all weather shelter with roller shutter. Artificial grass lawn bordered by fencing with perimeter lighting. Outside tap.



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Location:

Travelling out of Newtownards along Church Street; At the traffic lights continue straight across onto Belfast Road. Continue for approx 0.5km - Milecross Manor is on the right-hand side opposite Kiltonga Nature Reserve.

North Down - 028 90 42 4747
Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700
www.templetonrobinson.com

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The Property Ombudsman