



Rock Hill is located off the ever popular Warren Road, one of North Down's most prestigious addresses providing scenic coastal walks and the renowned Portavoe beach for sea swimming both literally at your doorstep. The picturesque town of Donaghadee is a short car ride away with shopping, award winning restaurants, plus golf and sailing clubs, Bangor and Newtownards area easily accessible and Belfast is approximately a 30 minute drive away.

The property itself is a substantial family home comprising 3 reception rooms, six bedrooms and three bathrooms. Extending to approximately 3000 square feet it enjoys a delightful cul-de-sac location. The accommodation is over three levels, and of particular note is the luxury kitchen overlooking the garden, lounge with feature fireplace and further dining room and living room. With the option of five bedrooms and home office on the first and second floor and bathroom facilities makes this a superb family home. The internal presentation is to the highest standard with a mix of "Fired Earth" tiled flooring, solid oak, Karndean flooring and new carpet throughout the first floor. Outside the gardens surround the property and provide many seating areas to capture the sun.

Offers Around  
£485,000

35 Rock Hill,  
Donaghadee,  
BT21 0FB

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Viewing by  
appointment  
through agent  
028 9042 4747

We have no hesitation in recommending viewing on this superb home and internal inspection is a must to appreciate the bright contemporary interior and wealth of family accommodation this home offers.



- Well Appointed Detached Family Home
- Excellent Standard of Decor Throughout with Extensive Use of Solid Wood Flooring & Tiling by Fired Earth
- Lounge with Feature Fireplace & Open Fire
- Family Room & Dining Room
- Solid Hand Painted Kitchen with Casual Dining Area
- Separate Utility Room
- Ground Floor Cloaks with Low Flush Suite
- 6 Well Proportioned Bedrooms, Principal with Feature Vaulted Ceiling, Dressing Area & Ensuite Shower Room
- Guest Bedroom & Bedroom 6 or Home Office & Shower Room on Second Floor
- Detached Garage with Additional Ample Parking
- Gas Heating, Underfloor Heating on Ground Floor (completely refurbished)
- Double Glazed Windows
- Gardens to Front, Side & Rear Lawns & Patio Areas



The Property Comprises:

Ground Floor

Hardwood front door to . . .

ENTRANCE HALL: Victorian tiled floor with Victorian tiled from Fired Earth.

CLOAKROOM: Low flush wc, wash hand basin, ceramic tiled floor, extractor fan.



LOUNGE: 18' 9" x 13' 7" (5.72m x 4.14m) Solid oak flooring, slate fireplace with cast iron inset, slate hearth and open fire.



DINING ROOM: 13' 5" x 12' 5" (4.09m x 3.78m)



FAMILY ROOM: 13' 4" x 11' 3" (4.06m x 3.43m) Solid oak flooring, double doors to patio/garden.



KITCHEN/DINING: 14' 0" x 13' 8" (4.27m x 4.17m) Solid hand painted infrared kitchen with excellent range of high and low level units and Silestone work surfaces, twin Belfast sink unit, integrated dishwasher, glazed display cabinets, space for range, splash back, extractor fan and canopy, plumbed for American style fridge freezer, Karndean flooring.

Casual dining area with Karndean flooring, larder cupboard, LED lighting, double doors to patio/garden.



UTILITY ROOM: Further range of matching units and Silestone work surfaces, plumbed for washing machine, vented for tumble dryer, Karndean flooring, Worcester Bosch gas fired boiler. Solid wooden staircase leading to . . .



## First Floor

GALLERY LANDING: Feature porthole window.



DRESSING AREA: 8' 0" x 7' 0" (2.44m x 2.13m) Leading to . . .

PRINCIPAL BEDROOM: 13' 11" x 13' 4" (4.24m x 4.06m) Feature vaulted ceiling, two Velux windows with electronic blinds.



ENSUITE SHOWER ROOM: Fully tiled shower cubicle with thermostatic shower unit and rain shower head, low flush wc, vanity unit, part tiled walls, feature floor tiling, heated towel rail, extractor fan, spotlighting.



BEDROOM (2): 13' 4" x 11' 6" (4.06m x 3.51m)

BEDROOM (3): 13' 5" x 11' 2" (4.09m x 3.4m)

BEDROOM (4): 13' 8" x 12' 2" (4.17m x 3.71m)



BATHROOM: White suite comprising ball and claw foot bath (recently re enamelled) with mixer tap, telephone hand shower, wall mounted shower fitting with circular shower ring to enable it to be used as a standing shower, low flush wc, pedestal wash hand basin, part tiled walls, ceramic tiled floor, heated towel rail.



LINEN CUPBOARD: Built-in storage.

Solid wooden staircase to second floor.

Second Floor

GUEST BEDROOM: 14' 8" x 13' 5" (4.47m x 4.09m) Velux window, sea views.





SHOWER ROOM: Fully tiled shower cubicle with thermostatic shower unit, pedestal wash hand basin, low flush wc, ceramic tiled floor. Velux window.

BEDROOM (6)/HOME OFFICE: 14' 0" x 13' 5" (4.27m x 4.09m) Sea views.



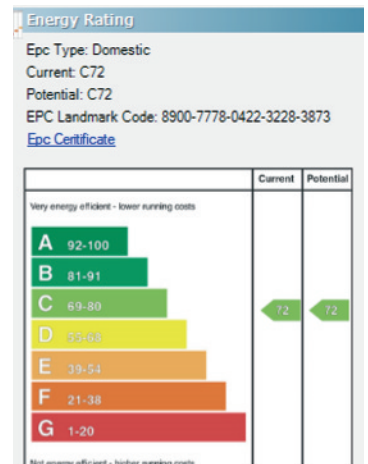
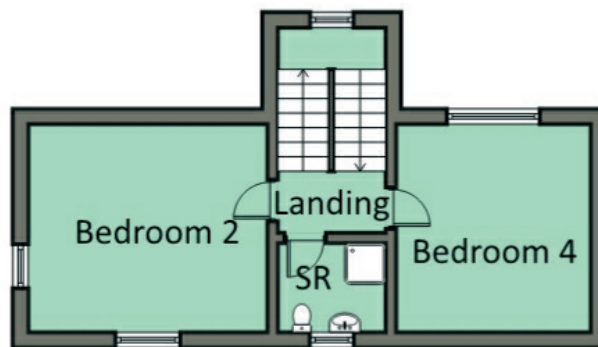
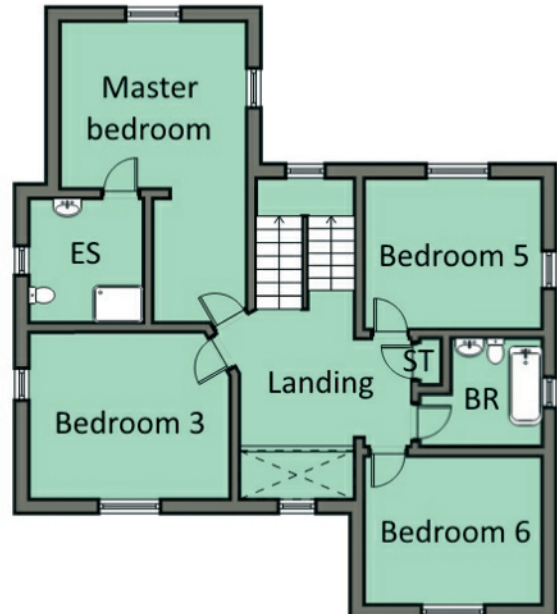
Outside

Brick paviour driveway leading to . . .

DETACHED GARAGE: 17' 8" x 10' 5" (5.38m x 3.18m) Sliding roller shutter door, light and power.

Front garden and enclosed rear garden in lawn with mature shrubs and large patio area.





Location:

Approaching Donaghadee from Bangor on the Warren Road, Rock Hill is on the right hand side after Stockbridge Road.

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