

**24 ARDLEE AVENUE** | Holywood OFFERS AROUND **£575,000** 





# The Property

This modern detached family home enjoys contemporary design coupled with exceptional specification throughout. Approximately six years ago this property was the subject of extensive refurbishment and extension works creating a bright and spacious family living environment. Attention to detail throughout this property is exceptional, from sanitary ware to porcelain tiling and bi-folding doors running from the garden room to the rear gardens.

Of particular note is the spacious drawing room and separate lounge, with wall mounted gas coal fire, leading to large open plan family kitchen fitted with bespoke units, granite work surfaces and integrated appliances......



4 Receptions



## **Property Features**

- Detached Family Home of Contemporary Design
- Exceptional Finish Throughout
- Three Generous Reception Rooms Including Drawing Room, Lounge and Garden Room
- Bespoke Modern High Gloss Fully Fitted Kitchen with Range of Integrated Appliances,
  Granite and Walnut Work Surfaces, Ample Family Dining and Living Space
- Separate Utility Room
- Four Well Proportioned Bedrooms to the First Floor Including Master Bedroom with En
  Suite Dressing Room and En Suite Bathroom with Laufen White Suite
- Ground Floor Wc
- Contemporary White First Floor Bathroom Suite
- Purpose Built Detached Garage with Apartment to Rear with Accommodation to Ground and First Floor Levels, Ideal for Live-in Relative, Rental Investment or Teenager Accommodation
- Ample Driveway Parking
- Easily Maintained Front and Paved Rear Gardens, Ideal for Outdoor Entertaining or Children at Play
- Walking Distance of Holywood's Bustling High Street
- In Close Proximity to Range of Local Primary and Grammar Schools





## Accommodation

#### **Ground Floor**

Reception Hall **Ground Floor WC Drawing Room** 21' x 12' Lounge 15'3 x 11'11 Kitchen 28'5 x 16'2 Garden Room 17' x 11'7 **Utility Room** 12'1 x 8'

#### First Floor

Master Bedroom with En Suite Bathroom 16'5 x 15'9 **En Suite Dressing Room** 12'6 x 5'5 **Bedroom Three** 12'2 x 11'9 **Bedroom Four** 13'1 x 8'1 **Bedroom Two** 16'6x 11'9 **Bathroom** 

#### Outside

**Detached Garage** 18'4 x 13'6

#### **Apartment To Rear**

Kitchen/Living/Bedroom 28'6 x 13' **Utility Room** Shower

> For more information and photographs regarding the accommodation in this property, please visit:

johnminnis.co.uk

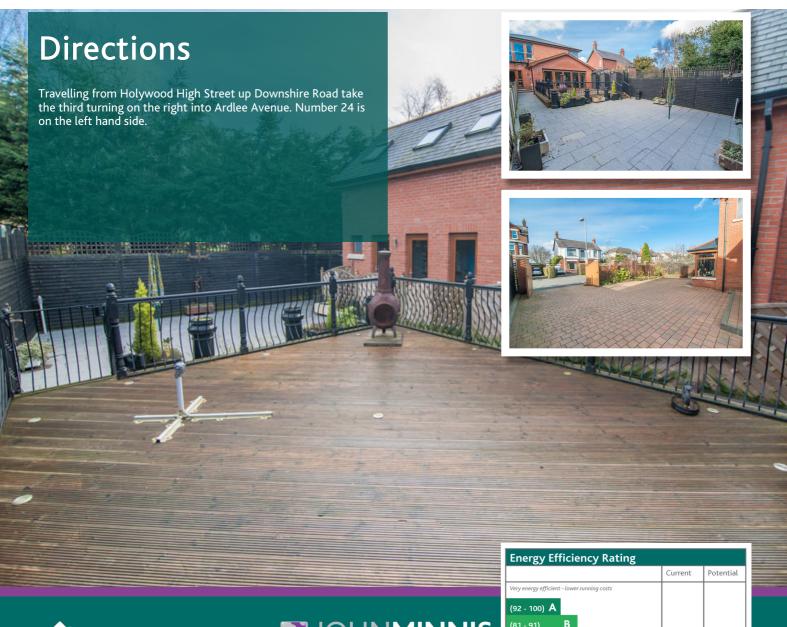




"We feel interest in this home will be immediate and encourage internal inspection to fully appreciate all the fine attributes this home has to offer.









### **Viewing**

By appointment through agent.

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