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11 FARNHAM PARK
Bangor West
OFFERS OVER **£599,950**

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The Property

This beautiful double bay fronted period home occupies a prime site within this ever sought after quiet cul-de-sac. The spacious grounds provide ample parking for numerous vehicles, both to the front and side, leading to a large detached garage with office to rear. The front and generous south facing rear gardens are mature and include raised patio areas providing the ideal space for outdoor entertaining or children at play.

Undoubtedly one of Bangor West's finest addresses this area is highly regarded for its quality housing and close proximity to leading schools, Bangor Marina, the coastal walks of the National Trust headline whilst Bangor Lawn Tennis Club is only a short stroll from the property.

Throughout this elegant home the accommodation is bright, spacious and exceptionally well presented with tasteful internal décor. Many original features have been retained including high cornice ceilings with ornate friezing detail and period marble and slate fireplaces. This home also enjoys more modern updates with open plan kitchen/living/dining with bespoke fitted kitchen, granite work surfaces and a range of integrated appliances. Creating an ideal space for enjoying family life and entertaining with sliding patio doors to the rear garden.

Of particular note is a large drawing room with wood burning stove and bay window, additional family room and a separate utility room comprising a walk-in larder, boot room and ground floor WC. This accommodation is complimented on the first floor with four spacious double bedrooms including master bedroom with luxurious en suite wet room and walk-in dressing room.

A property of this calibre, boasting such an array of quality attributes, rarely presents itself to the open market. We are therefore confident that interest in this home will be immediate.





Offers Over £599,950
Detached
4 Bedrooms
3 Receptions



Accommodation

Ground Floor

Entrance Porch

Entrance Hall

Family Room
16'4" x 11'9"

Lounge:
16'7" x 11'9"

Kitchen
11'7" x 11'7"

Dining/Living Room
20'3" x 11'0"

Utility/Boot Room
9'8" x 8'8"

Cloakroom

First Floor

Bedroom One
17'0" x 11'9"

Dressing Room

En Suite Shower Room

Bedroom Two
15'3" x 11'8"

Bedroom Three
11'8" x 11'5"

Bedroom Four
11'1" x 9'3"

Bathroom

Outside

Double Garage

Home Office
10'4" x 7'8"

Ample Parking to Front, Side and Rear

Extensive rear Garden

Brick Paviour Patio Area

Dog Run

Green House

Potting Shed

Vegetable Patch

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

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- Handsome Detached Double Bay Fronted Family Residence
- Period Home Retaining Many Original Features Although Benefiting from Recent Updating
- Exceptional Internal Décor Throughout
- Open Plan Kitchen Dining Living Space, Bespoke Fitted Kitchen with Range of Integrated Appliances, Feature Wood Burning Stove and Sliding Patio Doors Leading to Rear Garden
- Separate Utility Room including walk-in larder, boot room & WC
- Gracious Drawing Room with Period Fireplace and wood burning stove.
- Family Room with Outlook to Front
- Four Generous Double Bedrooms Including Master Bedroom with Luxurious En Suite Wet Room and Walk-in Dressing Room
- Family Bathroom with White Suite
- Gas Fired Central Heating
- uPVC Double Glazing
- Ample Parking to Front and Side with Large Detached Garage with Office to the Rear Ideal for Working From Home
- Front and Rear Generous Landscaped Gardens Laid in Lawns with Paved Patio Areas, the Ideal Space for Children at Play or Outdoor Entertaining
- Prestigious, Sought After and Convenient Bangor West Location
- Ultrafast Broadband Available



1ST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Travelling along the Bryansburn Road towards Bangor turn left into Farnham Road. Farnham Park is on the left hand side.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		58	64
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
<i>Not energy efficient - higher running costs</i>			



Viewing

By appointment through agent.

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