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ESTATE AGENTS &  
LETTING SPECIALISTS

**37 ROCK HILL | DONAGHADEE, BT21 0FB**  
**OFFERS AROUND £479,950**

**Scan for Property Details  
and to Arrange a Viewing**



# The Property

Here is an ideal opportunity to purchase an exceptional extended detached family home situated in the popular Rock Hill development just off the highly sought after prestigious Warren Road of Donaghadee. The property is extremely well presented throughout leaving little left to do but move your furniture in and enjoy.

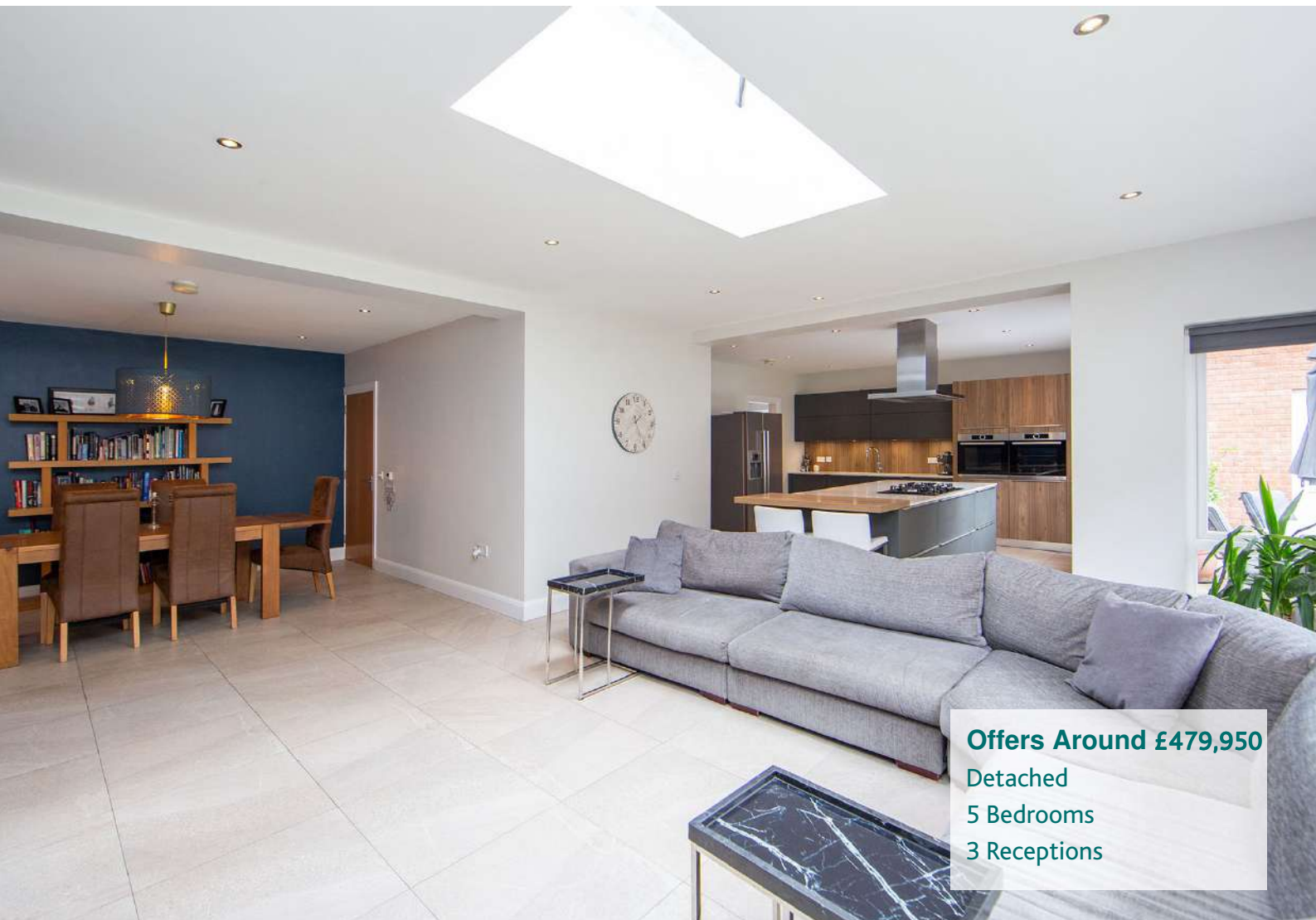
The accommodation is bright, spacious and flexible providing a range of different layouts to suit the needs of the home owners but undoubtedly centres around the magnificent open plan kitchen/family dining area, with cast iron wood burning stove and concertina doors to the garden, which is open plan to a superb modern fitted kitchen with range of high and low level units, quartz work surfaces, island unit, range of integrated appliances and Quooker instant boiling water mixer tap. This room is the hub of every family home. There is also a good sized living room with attractive stone fireplace, granite hearth and open fire and sitting room or play room, on the ground floor. Upstairs you approach a spacious landing with minstrel gallery overlooking the reception hall and off this there are four well proportioned bedrooms, including main bedroom with feature vaulted ceiling, Velux windows, large range of built-in wardrobes and en suite shower room with four piece white suite. There is also a bathroom with three piece white suite. Finally, over the second floor, it offers a range of different options such as living accommodation or home office area and consists of bedroom with en suite shower room and a home office with kitchen area meaning this property offers huge potential for a variety of uses.

Outside does not disappoint either. There is an easily maintained landscaped front garden area with loose stones, plants and shrubs, tarmac driveway with parking for cars, caravans, boats or horse boxes, which leads to an additional parking area accessed via wooden gates. To the rear is an outstanding fully enclosed garden in lawns with extensive paved patio barbecue terrace, raised landscaped flowerbeds, trees, plants and shrubs. The rear garden is fully enclosed and has a south westerly aspect making an ideal space for children at play or for outdoor entertaining. Other benefits include detached garage with electric roller door, Phoenix Gas heating which is underfloor on the ground floor, utility room, downstairs WC and pressurised water system.

This property is conveniently positioned with easy access to the picturesque shoreline as well as Donaghadee's thriving town centre and all its amenities such as shops, cafes, restaurants, lighthouse and harbour. There is a variety of activities for the sporting enthusiast such as sailing, golfing, rugby, football, cricket and hockey as well as open sea swimming with the Dunkers. Recent sales of other properties in this location have proven to be extremely successful and this one should be no different. A viewing is thoroughly recommended at your earliest opportunity so as to appreciate it in its entirety.

## Property Features

- Outstanding Extended Detached Family Home in Small Popular Development
- Prestigious Address Just off the Highly Sought After and Regarded Warren Road, Donaghadee
- Well Presented Throughout Leaving Little Left to do but Move Your Furniture in and Enjoy
- Large Open Plan Family Dining Room with Cast Iron Wood Burning Stove, Concertina Doors to the Rear Garden and Archway Through to Kitchen
- Superb Modern Fitted Kitchen with Range of Integrated Appliances, Quartz Work Surfaces, Island Unit and Quooker Instant Boiling Water Mixer Tap
- Separate Utility Room
- Large Living Room with Attractive Stone Fireplace, Granite Hearth and Open Fire
- Sitting Room or Play Room
- Five Well Proportioned Bedrooms, Four of Which are on the First Floor and Include Main Bedroom with Feature Vaulted Ceiling, Remote Controlled Velux Windows, En Suite Shower Room and Range of Built-in Wardrobes
- Fifth Bedroom with En Suite Shower Room on the Second Floor
- Home Office with Kitchen Area to the Second Floor
- Second Floor Could be Used as Granny Flat or Teenager's Suite
- First Floor Bathroom with Three Piece White Suite



**Offers Around £479,950**  
 Detached  
 5 Bedrooms  
 3 Receptions

## Property Features

- Additional Downstairs WC
- Phoenix Gas Heating Which is Underfloor on the Ground Floor
- uPVC Double Glazed Windows
- Pressurised Water System
- Easily Maintained Landscaped Front Garden Area with Stones, Flowerbeds, Plants and Shrubs
- Tarmac Driveway with Ample Parking for Cars, Caravans, Boats and Horse Boxes, etc, Leading to Additional Parking Area Accessed via Wooden Gates
- Outstanding Fully Enclosed Rear Garden in Lawns with Extensive Paved Patio Barbecue Terrace, Raised Landscaped Flowerbeds, Plants and Shrubs and South Westerly Aspect Making an Ideal Space for Children at Play or for Outdoor Entertaining
- Detached Garage with Roller Door
- Conveniently Positioned with Ease of Access to the Picturesque Shoreline, Donaghadee's Thriving Town Centre, Bangor and Groomsport
- Donaghadee's Town Centre has a Host of Amenities Including Shops, Cafes, Restaurants, Lighthouse, Harbour, Various Activities for the Sporting Enthusiast Such as Sailing, Golfing, Rugby, Cricket, Hockey, Football and Open Water Swimming with the Dunkers
- Spacious, Versatile and Flexible Accommodation
- Demand Anticipated to be High
- Early Viewing Essential

# Accommodation

## Ground Floor

Spacious Reception Hall

Living Room  
18'7" x 13'3"

L-Shaped Open Plan Dining/Family Area To Superb Fitted Kitchen  
27'10" x 13'3"

Superb Modern Fitted Kitchen  
21'5" x 13'11"

Sitting Room or Playroom  
13'4" x 12'

Downstairs WC

## First Floor

Bedroom One  
13'7" x 13'4"  
En-Suite Shower Room

Bedroom Two  
13'4" x 12'

Bedroom Three  
13'3" x 11'9"

Bedroom Four  
13'3" x 11'1"

Bathroom

## Second Floor

Bedroom Five  
17' x 14'8"  
En Suite Shower Room

Home Office Complete With Kitchen Area  
21' x 14'8"

## Outside

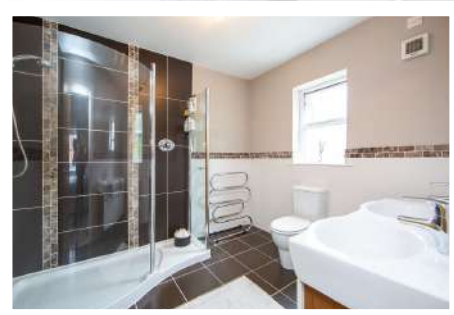
Detached Double Garage  
17'9" x 10'6"

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

[johnminnis.co.uk](http://johnminnis.co.uk)



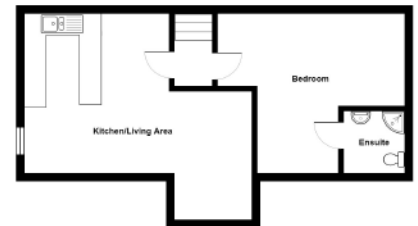






# Directions

Heading into Donaghadee from Bangor or Groomsport, along Warren Road, turn right into the Rock Hill development. Take the first on your right and Number 37 is the first house on your left beside the common green area.



All measurements are approximate and for display purposes only



## Viewing

By appointment through agent.

## Free Valuation

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C		79	79
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

## Bangor/Ards Peninsula

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