

**Tim Martin**  
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**17 Orchard Drive  
Killinchy  
BT23 6QT**

**Offers Around  
£325,000**

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## SUMMARY

Occupying an elevated site within this highly desirable coastal location, with stunning views of Strangford Lough and beyond, this well presented and deceptively spacious split level bungalow, is ideal for the growing and established family or those wishing to downsize.

The property enjoys beautifully appointed accommodation comprising of a spacious lounge which opens through to the dining room and from there into the conservatory, which overlooks the rear gardens. A spacious kitchen with casual dining area, four excellent sized bedrooms, including the principal bedroom with ensuite shower room and bathroom complete this family home.

Outside, a spacious driveway provides excellent parking for several cars and boats and leads to the integral garage with a utility store opening through to a large workshop, perfect for those with a personal hobby or looking additional storage space. The gardens are laid out in rolling lawn with a spacious paved patio area all of which enjoy beautiful views over Strangford Lough.

Whiterock is a much sought after residential area, situated approximately 1.5 miles from Killinchy and Balloo, which offers the renowned Balloo House pub and restaurant, McCann's general store, filling station with post office, Killinchy Primary School and The Crafty Fox gift shop. A short walk from No.17 brings you to Daft Eddies pub and restaurant and the shores of Strangford Lough and Yacht Club where you can enjoy beautiful coastal walks and water sports. Belfast, Downpatrick and Newtownards are all easily accessible for the commuter.

## FEATURES

- Beautifully Presented Split Level Bungalow Occupying an Elevated Site with Stunning Views Over Strangford Lough
- Four Excellent Sized Bedrooms Including the Principal Bedroom with Ensuite Shower Room
- Two Reception Rooms Plus Conservatory
- Spacious Kitchen with Casual Dining Area
- Family Bathroom
- Oil Fired Central Heating and uPVC Double Glazing
- Spacious Driveway Leading to Integral Garage with Utility Store and Large Workshop
- Beautifully Maintained Gardens Laid Out in Lawn with Spacious Paved Patio Area Enjoying Fabulous Lough Views
- Close Proximity to Balloo, Killinchy Primary School, Daft Eddies Pub and Restaurant and Strangford Lough Yacht Club
- Convenient Commuting Distance to Downpatrick, Belfast and Newtownards

## **Entrance Hall**

Glazed Upvc entrance door with matching side lights; access to integral garage; hotpress with lagged copper cylinder.

## **Cloakroom**

Access to roofspace.

## **Lounge**

**19'6 x 13'10 (5.94m x 4.22m)**

Brick floor to ceiling fireplace with raised hearth; gas fire inset; recessed lighting; tv aerial connection point; stunning views of Strangford Lough; open through to:-

## **Dining Room**

**11'5 x 9'11 (3.48m x 3.02m)**

Glazed double doors through to:-

## **Conservatory**

**12'2 x 10'7 (3.71m x 3.23m)**

(maximum measurements)

Glazed Upvc double doors to rear patio and gardens.

## **Kitchen**

**20'4 x 11'3 (6.20m x 3.43m)**

(maximum measurements)

Excellent range of oak high and low level cupboards and drawers with matching glazed display cupboards incorporating Franke 2½ tub sink unit with mono mixer tap; integrated Hotpoint electric double oven; Neff 4 ring ceramic hob; concealed extractor fan over; space and plumbing for washing machine and dishwasher; space for fridge and freezer; laminate worktops with matching breakfast bar; tiled walls; vinyl floor; glazed Upvc door to rear; pine tongue and groove ceiling; serving hatch to dining room.

## **Bedroom 1**

**12'2 x 10'7 (3.71m x 3.23m)**

Stunning views over Strangford Lough.

## **Principal Bedroom**

**16'0 x 12'11 (4.88m x 3.94m)**

(maximum measurements)

Built-in wardrobes with cupboards over; stunning views over Strangford Lough.

## **En Suite Shower Room**

**8'6 x 3'3 (2.59m x 0.99m)**

Coloured suite comprising tiled shower area with Triton Madrid 2 electric shower unit and wall mounted telephone shower attachment; pedestal wash hand basin; low flush wc; towel radiator; tiled walls; part tiled floor; electric shaver point.

## **Bathroom**

**8'6 x 7'10 (2.59m x 2.39m)**

Coloured suite comprising panelled bath with mixer tap and wall mounted telephone shower attachment; low flush wc; bidet; recessed wash hand basin in laminate surround; built-in cupboards and drawers; tiled walls; electric shaver point.

## **Bedroom 3**

**11'11 x 11'11 (3.63m x 3.63m)**

Tv aerial connection point.

## **Bedroom 4**

**14'2 x 11'7 (4.32m x 3.53m)**

Built-in wardrobe.

## **Outside**

Spacious tarmac driveway providing excellent parking for several cars, leading to:-

## Integral Garage

**19'10 x 16'6 (6.05m x 5.03m)**

Electric up and over door; light and power points; side access; Worcester oil fired boiler; open through to:-

## Store / Workshop

**23'9 x 16'0 (7.24m x 4.88m)**

Light and power points; built-in storage cupboards.

## Utility Store

**12'0 x 6'6 (3.66m x 1.98m)**

Single drainer stainless steel sink unit with mixer tap; cupboards under.

## Gardens

Front, side and rear gardens are laid out in lawn, all of which enjoy stunning views over Strangford Lough; beautiful mature hedging, trees and shrubbery ensure a beautiful backdrop to the property; spacious paved area; outside lights and water tap; Pvc oil storage tank.

## Capital Rateable Value

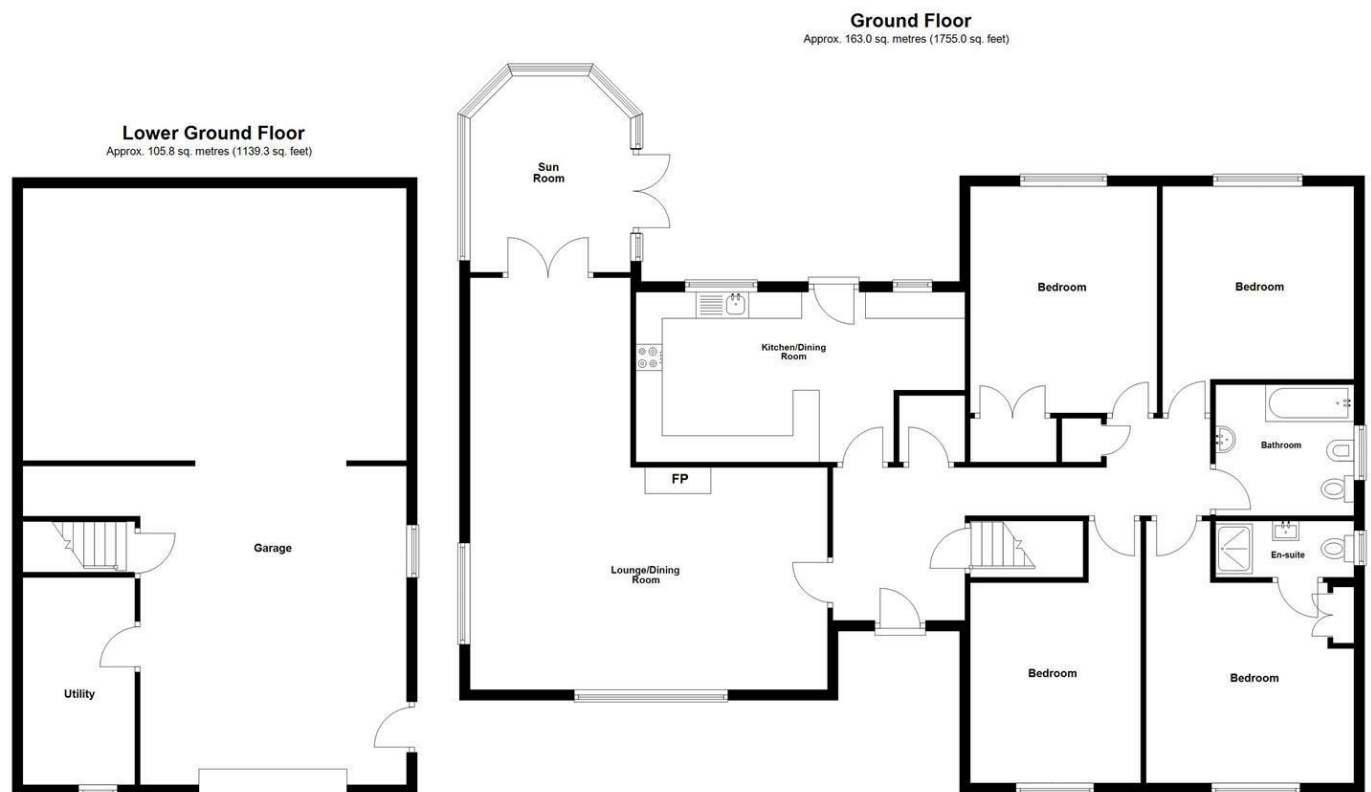
£240,000. Rates Payable = £2289.12 per annum (approx)

## Tenure

Leasehold

## Ground Rent

£25 per annum



Total area: approx. 268.9 sq. metres (2894.4 sq. feet)

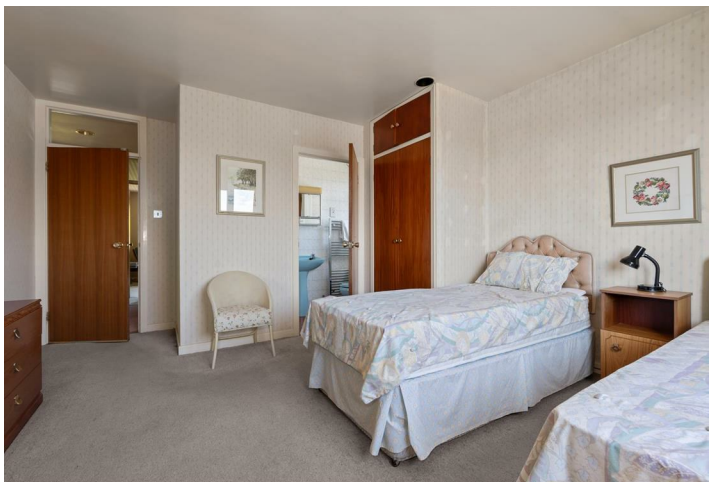
Photos and Plans by houseflynt.co.uk  
Plan produced using PlanUp

**17 Orchard Drive, Whiterock**





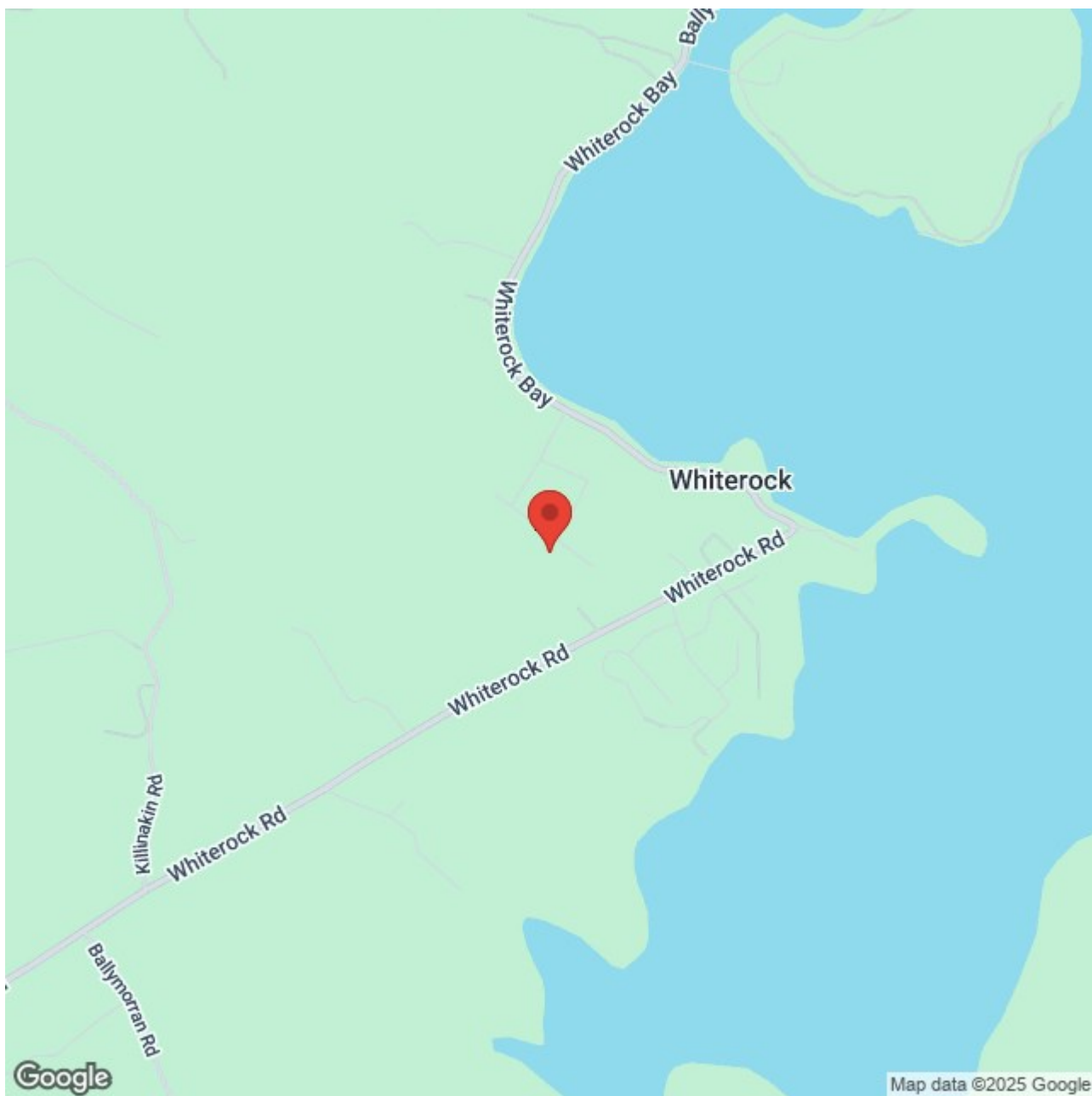












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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