



103 WHITEROCK ROAD

Killinchy, BT23 6PU

Offers over **£595,000**



DETACHED | 4 🏠 | 4 🚿 | 2 🚽

There are few homes that offer such a beautiful shoreline setting with outstanding views over Whiterock Bay and beyond to the several islands which offer ever changing seafaring traffic with exceptional sunrises and sunsets.

This impressive property enjoys well-proportioned accommodation throughout. The accommodation is both bright and versatile to suit the needs of a range of purchasers. To the ground floor, undoubtedly the heart of the home, is the contemporary bespoke, fully fitted, open plan kitchen with excellent range of integrated appliances and island unit with access to the charming southerly facing rear gardens. The spacious lounge benefits from an inset multi fuel burning stove and stunning views over Whiterock Bay, leading through the expansive reception hall, which can be used for formal dining. There are two well-proportioned bedrooms, both with breath-taking views over Strangford Lough and bedroom 3 benefits from a walk-in wardrobe and en-suite facilities. Furthermore, there is a downstairs WC and luxury white suite family bathroom. To the first floor there are two double bedrooms, with the principal bedroom benefitting from a contemporary en-suite shower room and walk-in wardrobe with outstanding views over Strangford Lough. This property provides a most comfortable and welcoming living space ideally suited to those who enjoy entertaining. Further benefits include oil fired central heating and UPVC double glazing throughout.

Externally, to the front the driveway provides off street carparking leading to the attached garage, with gardens laid in lawns and mature planting. The southerly facing rear gardens are laid in lawns and paved patio, offering privacy without compromising the excellent views due to its elevation, ideal for outdoor entertaining.



KEY FEATURES

- • Contemporary Detached Family Home, Located on Whiterock Road with Outstanding Views Over Strangford Lough & to Sketrick Island
- • Area of Outstanding Natural Beauty, providing lovely coastal walks
- • Finished to a Most Exacting Standard with An Impeccable Attention to Detail
- • Four Well Proportioned Bedrooms
- • Three Bedrooms with En Suite facilities, Walk-in Wardrobes & Exceptional Views Over Whiterock Bay
- • Bespoke Luxury Fully Fitted Kitchen with Excellent Range of Integrated Appliances and Island Unit
- • Spacious Living Room with Inset Multi Fuel Burning Stove & Views Over Strangford Lough
- • Ample Reception Hall/Dining Area with Inset Gas Fire & Bi-Folding Doors Leading to Rear Gardens
- • Oil Fired Central Heating & Double Glazing Throughout
- • Rear Gardens Laid in Lawns with Mature Shrubs, Planting and Patio Area, Ideal for Outdoor Entertaining
- • Front Gardens Laid in Lawns with Mature Planting & Driveway Providing Carparking, Leading to the Attached Garage
- • Convenient to Balloo village providing a range of local amenities and access to public transport links.
- • Convenient to well renowned Killinchy primary school with good road networks and ease of access to public transport links to leading Grammar schools.
- • Renowned eateries and bars including, Balloo House, The Poachers Pocket and Daft Eddy's restaurant close at hand.

WHAT THE OWNER'S SAY...

You can take advantage from your living area to enjoy the excitement of the stormy winds and sea, or the glass-like water on a calm peaceful day. With all the wildness and beauty of the lough on your doorstep, yet only a 35-minute commute to Belfast city centre, this property offers you the best of both worlds.



ROOM DETAILS

Ground Floor

- Reception Porch
- Open Plan Reception Hall/
Dining Area
14'7" x 10'9"
- Living Room
22'10" x 14'4"
- Modern Fitted Kitchen
22'10" x 11'7"
- Downstairs WC
- Bathroom
- Bedroom Three with
En-suite
12'10" x 12'4"
- Bedroom Four
13'4" x 10'6"

First Floor

- Landing
- Master Bedroom with
En-suite and Walk-In
Wardrobe
13'5" x 12'4"
- Bedroom Two with
En-suite
14'8" x 12'10"
-

Outside

- Attached Garage
21'8" x 12'6"
- Front garden laid in lawns
with mature planting and
hedging, ample driveway
for off-street car parking
for numerous cars, access
via side to rear garden.
- Side gardens with bin
area. Rear gardens laid in
lawns with mature
hedging, paved patio
ideal for outdoor
entertaining, south facing
garden with spectacular
views over Whiterock
Bay.









DIRECTIONS

Travelling from Killinchy crossroads towards Whiterock along the Beechvale Road, continue along the Whiterock Road and number 103 will be at the end of the road on your right.



THE LOCAL AREA

Killinchy is a townland and small village in County Down, Northern Ireland. It is two miles inland from the western shores of Strangford Lough in the Borough of Ards and North Down. The small village of Whiterock is situated by the sea and is known largely for its Yacht Clubs, Strangford Lough Yacht Club and Down Cruising Club.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+		
81-91		
69-80		
55-68	72	72
39-54		
21-38		
1-20		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

