

Tim Martin
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Offers Around
£389,950

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SUMMARY

Set on the shores of Strangford Lough, this stunning detached family home takes luxury living to a new level.

This beautiful home offers gracious style and impeccable interiors designed with open plan living to enhance family living.

The attention to detail in the design and finish of this house is evident as soon as you enter; a feature curved wall and good use of glass ensures the house is flooded with natural light. The spacious and bright lounge, with wood burning stove has access through glazed double doors to the rear gardens. A contemporary kitchen, complete with a range of integrated appliances, dining area and cloakroom complete the ground floor. Upstairs, boasts 4 bedrooms (2 with en suite shower rooms) all with built in furniture and a family bathroom.

The property is situated a short walk to the shores of the Lough with two renowned yacht clubs providing a fine selection of sailing and water sports. Award winning restaurants including Balloo House, Daft Eddies and The Poachers Pocket are just minutes drive away. Killinchy and Balloo provide a good selection of artisan, grocery and gift shops with public transport to a selection of grammar and secondary schools available. Killinchy Primary School is close by.

For those wishing to commute, the property is conveniently located within approximately 30 minutes drive of Belfast and 30 minutes of Lisburn, the M1 Motorway network and Belfast City Airport, making this the ideal location for all.

FEATURES

- Exquisite Detached Family Home
- Spacious Lounge with Wood Burning Stove Opening out to the Rear Garden
- Luxury Kitchen with Integrated Appliances and Dining Area
- 4 Double Bedrooms (2 with En Suite) with Built in Wardrobes
- Modern Family Bathroom
- Double Detached Garage with Electrically Operated Door
- Enclosed Rear Garden with Access to Lounge
- Spacious Bitmac Drive Providing Good Parking Space
- Superb Location within Walking Distance to Strangford Lough

Reception Hall

Kitchen / Dining Area

13'7" x 19'3" maximum measurements (4.14m x 5.87m maximum measurements)

Lounge

17'1" x 19'3" maximum measurements (5.21m x 5.87m maximum measurements)

Utility Room

7'3" x 7'4" (2.21m x 2.24m)

Cloakroom

Bedroom 1

14'11" x 8'11" (4.55m x 2.72m)

En Suite Shower Room

Bedroom 2

10'11" x 8'11" (3.33m x 2.72m)

En Suite Shower Room

Bedroom 3

14'0" x 9'1" maximum measurements (4.27m x 2.77m maximum measurements)

Bedroom 4

14'0" x 9'1" maximum measurements (4.27m x 2.77m maximum measurements)

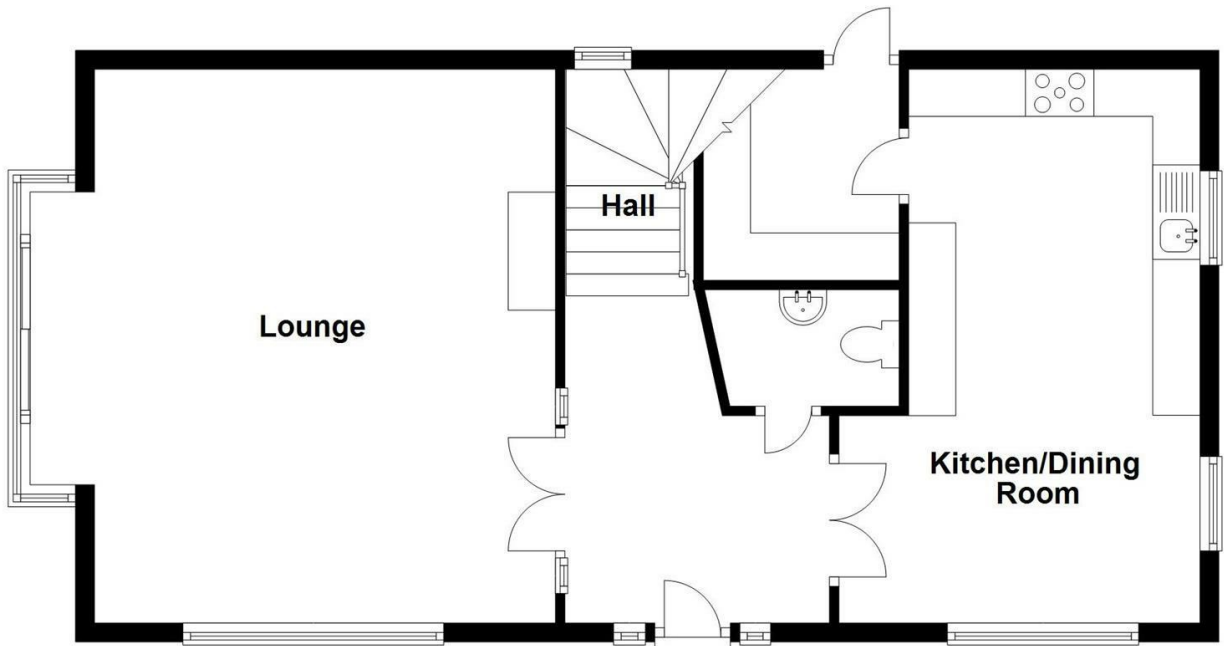
Bathroom

7'9" x 8'11" (2.36m x 2.72m)

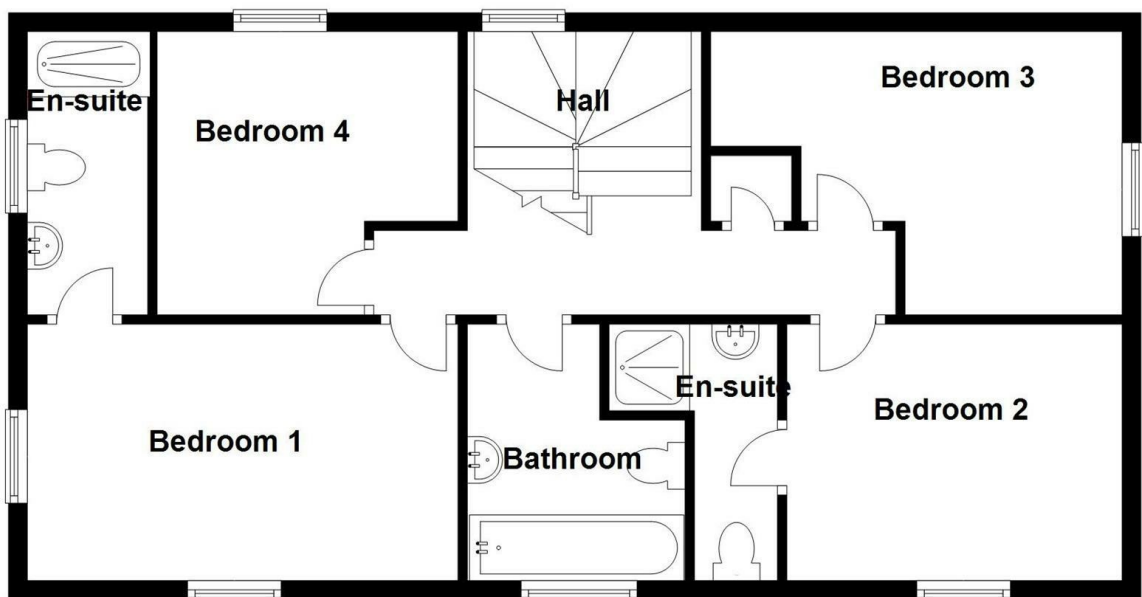
Double Garage

Enclosed Rear Gardens

Ground Floor



First Floor



This floor plan is for illustrative purposes only.
Plan produced using PlanUp.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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