



OFFERS AROUND
£430,000

7 Cove Lane
Groomsport, BT19 6HS

PINKERTONS
Sales, Lettings and Property Management



Coastal Elegance: Exceptional Extended Family Home with Beach Access, Modern Luxuries, and Versatile Living Spaces in Sought After Groomsport Enclave



Warm Welcome

Nestled within a highly sought-after coastal residential enclave, this exceptional extended detached family home offers a harmonious blend of tranquillity and contemporary living. The charm of this location is heightened by a picturesque pathway leading directly to the beach, inviting residents to indulge in the serene beauty of the shoreline at their leisure.

Upon arrival, the impeccable presentation of this property is immediately evident, promising a seamless transition for its new owners. The versatile and flexible accommodation is thoughtfully designed to cater to the dynamic needs of modern family life, allowing each space to adapt effortlessly.

Stepping through the front door, you are greeted by a spacious hallway that unfolds into the heart of the home. The living room, adorned with an attractive fireplace featuring a gas coal effect fire, exudes warmth and comfort. A double-glazed door opens to the outside, blending the indoor and outdoor spaces. Adjacent to this, the family room, currently a vibrant games room, boasts a solid wooden floor and double-glazed French doors, further enhancing the connection to the garden.











The dining room, with its elegant solid wooden floor, overlooks the front of the house, creating a refined space for family meals and gatherings. However, the pièce de résistance of this home is undoubtedly the superb modern fitted kitchen. Gleaming quartz work surfaces, a range oven, wine fridge, and American-style fridge freezer set the stage for culinary adventures. This space extends into a casual dining/family area, where double-glazed sliding patio doors invite the outside in, making it a perfect spot for both relaxed family meals and lively entertaining.

The practicality of the ground floor is further enhanced by a convenient downstairs WC and a large laundry and boot room off the kitchen, providing direct access to the attached garage. This seamless blend of style and functionality ensures that every need is met with ease.



Step Upstairs

Ascending to the upper floor, the property reveals six well proportioned bedrooms. One room is currently utilised as a home office, reflecting the growing trend for remote working, yet it can easily be converted back into a double bedroom. The master bedroom offers a sanctuary with its ensuite shower room, while the family bathroom, complete with a four piece suite, including a bath and separate shower, caters to the needs of a busy household.





THE FINER DETAILS

- This extended detached family home is nestled in a highly sought-after coastal residential enclave, blending tranquillity and modern living.
- The development features a picturesque pathway leading directly to the beach, enhancing the charm and desirability of the location.
- Impeccably presented, the property promises a seamless transition for new owners with versatile and flexible accommodation to suit modern family life.
- A spacious hallway leads to the heart of the home, including a living room with an attractive fireplace and double-glazed door opening to the outside.
- The adjacent family room, currently a vibrant games room, features a solid wooden floor and double-glazed French doors that enhance the indoor-outdoor connection.
- The elegant dining room, with a solid wooden floor, overlooks the front of the house, providing a refined space for family meals and gatherings.
- The highlight of the home is the superb modern fitted kitchen with quartz work surfaces, a range oven, wine fridge, American-style fridge freezer, and casual dining/family area with double-glazed sliding patio doors.
- Practical features include a downstairs WC, a large laundry and boot room off the kitchen, and direct access to the attached garage.
- Upstairs, there are six well-proportioned bedrooms, including a master bedroom with ensuite shower room and a family bathroom with a four-piece suite.
- The exterior boasts a tarmac driveway, ample parking, an integral garage with an electric roller door, and a fully enclosed rear garden with a paved patio barbecue area and southerly aspect, ideal for outdoor entertaining and relaxation.



THIS PROPERTY COMPRISES

Entrance Hall

Living Room - 20'11" x 13'10"

Dining Room - 11'8" x 10'8"

Games Room - 13'3" x 9'5"

Kitchen - 25'11" x 12'8" (max)

Utility - 13'6" x 6'6"

WC

Master Bedroom - 13'8" (max) x 12'1" (max)

Ensuite - 7'1" (max) x 6'2" (max)

Bedroom 2 - 14'8" (max) x 8'8" (max)

Bedroom 3 - 11'7" x 10'8"

Bedroom 4 - 10'2" x 9'4"

Bedroom 5 - 9'10" (max) x 8'9" (max)

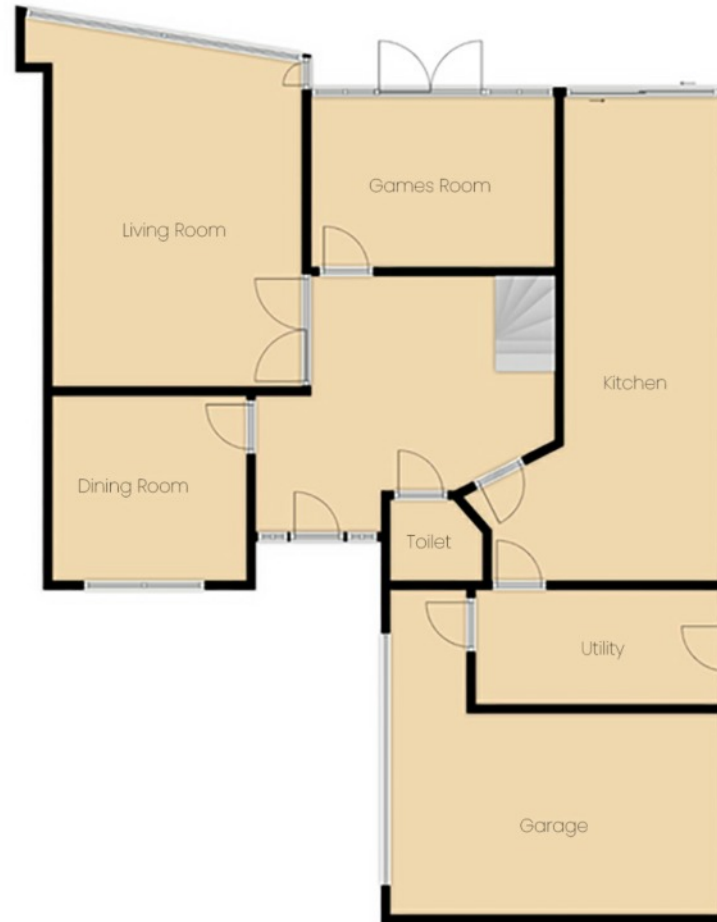
Bedroom 6/Study - 10'4" (max) x 8'8" (max)

Bathroom - 9' (max) x 7'3" (max)

Outside Front

Outside Rear

Garage - 18'1" x 11'1"



Ground Floor



First Floor

Private Oasis

Phoenix Gas heating and double-glazed windows ensure year-round comfort and energy efficiency. Externally, the house features a tarmac driveway with ample parking and an integral garage with an electric roller door. The fully enclosed rear garden, laid to lush lawns and featuring a paved patio barbecue area with a southerly aspect, provides an idyllic space for children to play, outdoor entertaining, or simply basking in the sun.

The location of this home is nothing short of idyllic. Groomsport village, with its quaint shops, delightful restaurants, and picturesque harbour, is easily accessible. The coastal path and beach offer opportunities for leisurely strolls and outdoor activities, while the nearby towns of Ballyholme, Bangor, and Donaghadee broaden the array of amenities and recreational pursuits available to residents.

In essence, this home is a sanctuary where modern convenience meets coastal charm, offering an unparalleled lifestyle in one of the most desirable locations.







Energy Efficiency Rating

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

* For your information: The UK average rating is 'E50'.

Bangor & North Down: 125 Main Street, Bangor BT20 4AE
 Comber & Ards: 7a The Square, Comber BT23 5DX

T. 028 9147 9393
 T. 028 9140 4100



The above particulars do not constitute any part of an offer or contract. None of the statements contained in this brochure are to be relied on as statements or representations of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of these particulars. Neither the vendor, Pinkertons, nor any person employed by Pinkertons has any authority to make, or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate.