



39 OAKWOOD PARK

Lisbane, BT23 6EY

Offers around **£340,000**



DETACHED | 4 🏠 | 2 🚿 | 2 🛏

This is a superb opportunity to purchase a spacious, detached family home situated in a quiet cul-de-sac in the popular Oakwood Park development. This development is within the small village of Lisbane. .

This impressive property boasts well-proportioned accommodation throughout. It is bright, spacious, and versatile to suit the needs of a range of purchasers. The accommodation comprises in brief of welcoming entrance porch leading to entrance hall. Family lounge with feature multi-burning stove, open plan kitchen/ living / dining with fully fitted modern kitchen, sunroom, downstairs WC, additional utility area, four well-proportioned bedrooms principle benefitting a white suite shower room and a separate family bathroom.

Externally the property provides ample off street car parking with a tarmac driveway that leads to the integral garage. There is a small lawn with mature planting to the front and a fully enclosed low maintenance garden to the rear with both decorative bricked patio area and artificial grass perfect for entertaining, young children and pets alike.



KEY FEATURES

- Spacious, Detached Family Home Situated in a Quiet Cul-De-Sac Position in the Popular Oakwood Development in Lisbane Village
- Bright and Spacious Accommodation Throughout
- Welcoming Entrance Porch and Entrance Hall
- Family Lounge with Views Over Strangford Lough and Feature Multi-Burning Stove
- Open Plan Kitchen / Dining / Living Space with Fully Fitted Modern Kitchen
- Sunroom with Outlook over Private Rear Garden
- Downstairs WC with White Suite
- Additional Utility Room with Storage and Access to Both Rear Garden and Garage
- Four Excellent Proportioned Bedrooms, Principle Benefitting from an Ensuite Shower Room
- White Three Piece Suite Family Bathroom
- Integral Garage Which can be Accessed From the Tarmac Driveway
- Fully Enclosed Private Low Maintenance Rear Garden with Both Decorative Brick Patio Area and Artificial Grass
- Uninterrupted Views Over Strangford Lough from the Front of the Property
- Oil Fired Central Heating
- uPVC Double Glazing, Guttering, Fascia and Soffits
- NHBC Warranty
- Broadband Speed - Ultrafast

. For the sporting enthusiasts, Strangford Lough Yacht Club and numerous spots for water sports activities are only a short drive away. There are many coastal and countryside walks to be enjoyed in this area. The location also provides good access to well renowned eateries including Balloo House, Daft Eddy's Restaurant and The Poachers Pocket.



ROOM DETAILS

Entrance

- Composite front door with double glazed glass inset leading to Entrance Porch
- Entrance Porch

Ground Floor

- Reception Hall
- Family Lounge 15'7" x 16'3"
- Kitchen/Living/Dining 12'1" x 25'1"
- Sun Room 10'2" x 10'6"
- Utility Room 12'1" x 5'8"
- Downstairs WC

First Floor

- Landing
- Principle Bedroom 9'10" x 16'2"
- En-suite Shower Room
- Bedroom Two 11'6" X 16'2"
- Bedroom Three 10'4" x 14'6"
- Bedroom Four 9'9" x 10'12"
- Family Bathroom

Outside

- Integral Garage
- Tarmac driveway providing ample off street car parking and providing access to the integral garage. Small front lawn with mature planting. To the rear a fully enclosed, private, low maintenance garden with both decorative brick patio area and artificial grass perfect for entertaining, young children and pets alike, oil tank, outside light, outside power supply









DIRECTIONS

Travelling from Comber on Killinchy Street, take the second exit onto Killinchy Road. Continue on the road until you reach Lisbane. Turn left onto The Straits then right onto Oakwood Park, number 39 will be on your right-hand side.



THE LOCAL AREA

Lisbane is a small village and townland between Balloo and Comber with pretty, scenic walks, rich history and glorious food on its doorstep including The Paochers Pocket and The Old Post Office Tea Rooms. Mahee Island is a short distance from Lisbane and hosts breathtaking views of Strangford Lough from the island's golf course. Places of considerable interest on the island include the ruins of Mahee Castle and Nendrum Monastery..

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs	CURRENT	POTENTIAL
92+ A		
81-91 B	83	83
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

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



OUR BRANCHES

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