



102 COMBER ROAD

Killinchy, BT23 6PF

Offers over **£550,000**



DETACHED | 4  | 2  | 4 

A magnificent detached residence, situated on a generous site of approximately 0.75 of an acre, with stunning views to the surrounding countryside. This beautiful family home was constructed in 2007 to a most exacting standard with an impeccable attention to detail. Designed to maximise natural light, the property boasts bright, spacious and versatile accommodation to suit the needs of the growing family market.

Accommodation in brief consists of welcoming entrance hall, drawing room with mature outlook and feature contemporary cast iron wood burning stove, garden room with countryside outlook and French doors leading to rear patio and garden, additional family room which could be utilised as a downstairs bedroom, downstairs WC, separate utility room, four well-proportioned bedrooms, principle benefitting both a walk in wardrobe and an ensuite shower room and there is also a separate family bathroom on the first floor.

Undoubtedly, the heart of the home is the open plan bespoke fitted kitchen with dining space that leads to an excellent sized family room with vaulted ceiling and feature open fire. The space provides access to the rear through French doors to a raised timber decking, garden and courtyard, all perfect for entertaining or for enjoying a summer evening.



KEY FEATURES

- Magnificent Detached Family Home Situated on a Generous Sized Plot with Stunning Views to Surrounding Countryside
- Bright and Spacious Accommodation Throughout
- Open Plan Bespoke Fitted Kitchen with Ample Dining and Adjoining Family / Garden Room with Open Fire and Access to Rear Raised Deck, Patio and Garden
- Drawing Room with Contemporary Cast Iron Wood Burning Stove and Mature Outlook
- Garden Room with French Doors Leading to Rear Patio and Garden
- Family Room / Downstairs Bedroom with Option of Adding an Ensuite
- Additional Utility Room
- Four Well Proportioned Bedrooms, Master Benefitting both Walk in Wardrobe and Ensuite Shower Room
- Contemporary Duravit White Suite Family Bathroom
- Detached Double Garage Accessed from Extensive Pebbled Driveway
- Additional Plot of Land to Rear Ideal to be used as a Paddock - $\frac{3}{4}$ of an Acre
- Fully Enclosed Private Southerly Aspect Garden with Raised Timber Decking, Patio Area and Lawn all Providing the Perfect Space for Entertaining
- Oil Fired Central Heating with Under Floor Heating to the Ground Floor
- uPVC Double Glazing
- With so many Excellent Qualities this Property will appeal to a Wide range of Purchaser. We Expect Demand to be High and Recommend Your Earliest Possible Inspection

This location provides a relaxed rural lifestyle whilst in good commuting distance to Saintfield, Comber, Newtownards and Belfast. The property is within close proximity to Balloo Village offering local amenities and the award winning Balloo House Restaurant. The location also offers convenience to the well-established Killinchy Primary School with good road and bus networks to leading Grammar schools.



ROOM DETAILS

Entrance

- Solid Wood front door with double glazed side windows, lights and arched top light.
- Entrance Porch

Ground Floor

- Spacious Reception Hall
- Drawing Room 19'9" x 14'
- Family Room 14'4" x 13'3"
- Sun Room 14'10" x 14'5"
- Kitchen/Dining 16'2" x 19'1"
- Living Area 12'7" x 16'6"
- Utility Room 5'3" x 7'6"
- Ground Floor WC

First Floor

- Landing
- Principal Bedroom 16'4" x 12'2"
- En-suite Shower Room
- Bedroom Two 14' x 13'3"
- Bedroom Three 14'1" x 10'7"
- Bedroom Four 10'5" x 8'11"
- Family Bathroom

Outside

- Detached Double Garage
- Site encompasses $\frac{3}{4}$ of an acre approached via pillared entrance with gardens laid in lawns to front and side, electrified entrance gate, currently not in use, loose pebbled driveway with ample parking to front, additional parking to side leading to detached double garage, mature shrubs, mature trees, outlook over rolling countryside, enclosed rear and side gardens, brick paved patio areas to rear accessed from sun room, kitchen or garden room, raised timber decking, southerly aspect, outdoor lighting, water tap and gardens laid in lawns with outdoor lighting, rear paddock ideal for pony grazing.









DIRECTIONS

From Comber Square head onto the Killinchy Road, continue straight through Lisbane and number 102 will be on your right hand side. .



THE LOCAL AREA

Killinchy village sits on a hill overlooking Strangford Lough. The nearby settlement of Balloo is treated as part of Killinchy. Sketrick Castle is located near Killinchy and is estimated to date back to the 15th century. The Annals of the Four Masters record the capture of the castle in 1470. It was intact until the end of the 19th century when a storm demolished much of it. In 1957 a stone subterranean passage was discovered..

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+		
81-91		
69-80		
55-68		
39-54		
21-38		
1-20		
NOT energy efficient – higher running costs		
	71	73

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



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