

56 QUARRY ROAD,
LISBANE, COMBER, BT23 6ED



TEMPLETON
ROBINSON



PRICE: OFFERS OVER £595,000

56 Quarry Road is a stunning detached property which has incredible views over County Down's most idyllic scenery. This contemporary home has been meticulously designed to exacting standards with top notch finishes throughout.

The attention to detail is truly breath taking, with quality materials selected to stand the test of time. The kitchen, living dining space is warm, bright and relaxing space with views over the most incredible setting. The floor to ceiling window which frames a view of Strangford Lough from Newtownards to Portaferry is extraordinary.

A fantastic location near Strangford Lough, an area renowned for its outstanding natural beauty yet within proximity to principal routes to Belfast, Dundonald, Downpatrick and Newtownards - ideal for those wishing to commute. Belfast city airport is close to hand along with excellent public transport links to Belfast grammar secondary schools. Located less than 2 miles from Comber which offers a variety of amenities including several restaurants and cafes, schools, health centre, churches plus leisure centre.

An incredibly tranquil home that needs to be seen to be believed.





- Stunning contemporary home with incredible views in every direction

- Meticulously designed, bright and spacious home with an adaptable lay out
- Beautifully designed and finished open plan, kitchen, living and dining space with double floor to ceiling feature window and access to the rear garden via sliding doors
- Superbly appointed utility room convenient to the main kitchen

- Four double bedrooms
- Self-contained annex (currently fitted out as a gym)

- Sheltered, sun trap rear garden, with amazing views to the west, ideal for dining and relaxing
- Driveway with turning circle and large parking area
- High performance double glazing and Oil Fired Central Heating
- Every room is ethernet wired for high speed, Internet access





THE PROPERTY COMPRISES:

GROUND FLOOR

uPVC composite front door to:

ENTRANCE HALL:

KITCHEN/LIVING/DINING: 31' 2" x 36' 5" (9.5m x 11.1m) (at widest points). Excellent range of high and low level units, double built-in oven, hard-wearing quartz and Epoxy composite work surfaces, double sink unit with tap and sprayer wand, built-in Insinkerator waste disposal unit, induction hob, extractor fan. Large dining area with doors to garden. High vaulted ceiling with four Velux windows. Italian ceramic tiled floor and walls. Living area overlooking views with floor to ceiling windows with dual aspect. Fireplace below TV (currently tiled over). Feature radiator.

UTILITY ROOM: Integrated washing machine and tumble dryer, Blanco sink with chrome mixer taps, storage cupboards.

BEDROOM (4)/OFFICE: 14' 1" x 9' 6" (4.3m x 2.9m) Dual aspect window with views over Strangford Lough.

ENSUITE SHOWER ROOM: Fully tiled walls, walk-in shower with rain head shower and telephone hand shower, low flush wc, wash hand basin, chrome mixer taps, vanity unit beneath, large mirror. Mosaic tiled floor, low voltage spotlights.

PRINCIPAL BEDROOM: 14' 5" x 12' 6" (4.4m x 3.8m) (at widest points). Oak effect laminate floor, access to roofspace, dual aspect windows.

BATHROOM: Part tiled walls, bath with rain head shower over and telephone shower attachment, low flush wc, wash hand basin, chrome mixer taps, vanity unit beneath, large mirror, ceramic tiled floor.

Two storage cupboards.

FIRST FLOOR

BEDROOM (2): 14' 1" x 7' 10" (4.3m x 2.4m) Oak effect laminate flooring, dual aspect windows, access to:

JACK AND JILL ENSUITE SHOWER ROOM: Part tiled walls, wood effect tile flooring, walk-in shower with rain shower head, Velux window, wash hand basin, chrome mixer taps, chrome towel rail, low flush wc.

BEDROOM (3): 14' 1" x 9' 10" (4.3m x 3m) Dual aspect windows, view to front over Strangford Lough. Oak effect laminate flooring. Access to Jack and Jill ensuite.





OUTSIDE

Driveway in loose stones for parking for multiple cars, turning circle. Flowerbeds, lawn. Beautiful aspect to front with fabulous views of Strangford Lough from Scrabo Tower to Portaferry.

Private garden to rear with beautiful views, sheltered patio area, vegetable patch, small easily maintained lawn. Tap to side. Electric metre.

GARAGE: 21' 4" x 13' 5" (6.5m x 4.1m) (Currently used as home gym). Pro Gym Rubber flooring, patio doors with views over Strangford Lough.

Feature radiator. Kingspan insulation. Slingsby style ladder to roofspace. Floored, power and light with excellent storage.

DOUBLE STORAGE SHED:

LOCATION:

Travelling from Comber to Lisbane, turn left at the SPAR in Lisbane into Quarry Road. Following Quarry Road for approximately 2 miles. At the junction with Tullynakill turn left and follow the road to the top of the hill, number 56 is on your left hand side.







Sizes And Dimensions Are Approximate. Actual May Vary.

Energy Rating

Epc Type: Domestic
 Current: C79
 Potential: C79
 EPC Landmark Code: 9496-7257-2039-1600-2083
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80	79	79
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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