



33 MAIN STREET

Killinchy, BT23 6PN

Offers around **£645,000**

33 MAIN STREET, KILLINCHY, BT23 6PN | £645,000



DETACHED | 4 🏠 | 3 🚿 | 2 🚗

This Beautiful “Eco” detached property occupies a superb elevated site with stunning views over Strangford Lough and has been finished to an phenomenal finish with very little for a purchaser to do other than move their furniture in.

This accommodation provides in brief, a very spacious entrance hall, an open plan “U” shaped kitchen, living / dining room with a distinctive corner window providing views for miles over rolling countryside, Strangford Lough and in the distance Portaferry, a garden room / home office with doors leading to a decked area to enjoy yet more views, a drawing room, a utility room, a luxurious modern family bathroom, separate WC and four well proportioned bedrooms two of which benefit from ensuite shower rooms with ravishing finishes. The property also boasts an excellent sized integral garage.

Outside, there is a tarmac drive providing ample off street car parking, electric charging point, mature gardens with shrubs and planting, paved patio areas, composite decking all bounded with walls and fencing. With views from every angle all these beautiful areas provide opportunities to relax and enjoy the scenery or for entertaining.



KEY FEATURES

- Beautiful 'Eco' Detached Property Occupying a Superb Elevated Site With Stunning Views Over Rolling Countryside, Strangford Lough and Portaferry In The Distance
- Spacious Reception Hallway
- Open Plan 'U' Shaped Kitchen / Dining / Living With a Distinctive Corner Window To Enjoy Amazing Views
- Four Well Proportioned Bedrooms, Two of Which Benefit From Modern Ensuite Shower Rooms
- Additional Home Office/ Garden Room Leading to Outside Decked Area
- Luxurious Modern White Suite Family Bathroom
- Separate WC With Contemporary White Suite
- Utility Room With Fabulous Outlook Across Rolling Countryside
- Pillared Entrance with Large Tarmac Driveway Providing Ample Off Street Car Parking and Electric Charging Point
- Large Garage with Double Insulated Up and Over Electric Door
- uPVC Soffits, Facia Boards, Doors and Windows
- Ideal Gas Fired Twin Boiler / Beam Vacuum System / Solar Panels

WHAT THE OWNER'S SAY...

Killinchy Village is well known for its fine cuisine, with a number of well renowned restaurants on its doorstep including, Daft Eddy's, Balloo House and The Poachers Pocket. It is also within close proximity to Killinchy Primary School and Balloo offers excellent public transport networks to many top grammar schools in the surrounding and greater Belfast area.



ROOM DETAILS

Ground Floor

- Spacious Reception Hall
- Utility Room
8' x 7'9"
- Bedroom One
18'8" x 12'9"
- Ensuite Shower Room
- Bedroom Two
10'11" x 10'7"
- Bedroom Three
11'9" x 10'9"
- Bedroom Four
11'9" x 10'9"
- Ensuite Shower Room
- Bathroom
- Separate WC
- Family Bathroom

Lower Level

- Drawing Room
- Open Planned U-Spaed
Through To Dining Room
To Living Space And
Kitchen
39'6" x 25'4"

Upper Level

- Garage
24'10" x 24'5"
- Garden Room/Office
18'1" x 16'1"

Outside

- Pillared entrance, tarmac driveway with ample parking, leading to garage and parking to side for boat or caravan, electric charging point, mature front gardens laid in lawns, mature shrubs and planting, paved patio areas and composite decking, rear and side gardens laid in lawns, bounded by walls and fencing, outdoor lighting, recessed LED lighting to composite decked areas, composite decking to rear of property maximising on fabulous views across rolling countryside to Strangford Lough, Ards Peninsula and Portaferry, uPVC soffits and fascia boards, solar panels to southerly roof elevation, power sockets, outdoor tap, composite decking to front with fabulous outlook to Strangford Lough and its many islands.









DIRECTIONS

From The Square in Comber head along Killinchy Street onto the A22 towards Lisbane and Balloo. In Balloo take a left and head towards Killinchy. Once in Killinchy take a right onto Main Street and Number 33 is located on the right-hand side before you exit the village. .



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	41	48
21-38		
1-20		
NOT energy efficient – higher running costs		

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



OUR BRANCHES

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