

Tim Martin
— .co.uk



20 Manor Park
Comber
BT23 5FW

Offers Around
£625,000

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

Set within the much sought after and prestigious Carnesure development, 20 Manor Park is an exceptional detached family home, that has been extended and presented to the highest of standards throughout.

The property occupies a spacious site and is fitted with oil fired central heating with under floor heating to the ground floor extension and uPVC double glazing throughout and boasts superbly appointed accommodation meeting the needs of todays growing and established families. The heart of the home is undoubtedly the stunning contemporary kitchen fitted by Parkes Interiors with matching centrepiece island unit and an excellent range of integrated appliances, which opens out to the spacious living and dining area with feature lantern windows. A welcoming reception hall makes way to the spacious lounge with inglenook fireplace and wood burning stove, dining room, family room with gas fire, home office, cloakroom/WC and utility room.

The first floor comprises of four excellent sized bedrooms, including the extended principal bedroom with ensuite shower room and an excellent range of built in wardrobes and a spacious family bathroom, fitted with a modern white suite. A further guest bedroom with ensuite shower room is perfect for visiting relatives or teenager.

Outside, a spacious brick pavia driveway leads to the front of the residence, providing excellent parking for several cars and leads to the integral double garage. The enclosed, private rear gardens are laid out in lawn with paved patio area and provide the ideal entertaining space for family and friends to enjoy with a westerly aspect.

Situated just off the Killinchy Road, the property is within a pleasant walk of Comber's bustling village with its array of local boutiques, coffee shops, restaurants, excellent public transport network, leisure centre and the local primary and secondary schools. The Comber by-pass provides ease of access to Newtownards, Dundonald, Ulster Hospital and Stormont.

FEATURES

- Extended Detached Family Home Situated In This Much Sought After And Prestigious Residential Development
- Four Excellent Sized Bedrooms Including Principal Bedroom With Ensuite Shower Room And Extensive Range Of Built In Wardrobes
- Further Guest Bedroom With Ensuite Shower Room
- Spacious Lounge Boasting An Inglenook Fireplace With Wood Burning Stove And Bay Window Opening Through To The Dining Room
- Family Room With Gas Fire And Bay Window
- Contemporary Fitted Kitchen By Parkes Interiors With Centrepiece Island Unit Opening Out To The Spacious Living And Dining Area
- Downstairs WC, Home Office And Utility Room
- Oil Fired Central Heating With Under Floor Heating To The Ground Floor Extension And Double Glazing Throughout
- Spacious Driveway Leading To The Integral Double Garage With Twin Electric Up And Over Doors
- Convenient Commuting Distance To Newtownards, Dundonald, Stormont, Ulster Hospital, George Best Belfast City Airport And Belfast City Centre

Reception Hall

19'10 x 13'4 (max measurements) (6.05m x 4.06m (max measurements))

uPVC entrance door with matching side lights; oak wood strip floor; corniced ceiling; recessed spotlights.

WC

9'9 x 4'6 (2.97m x 1.37m)

Modern white suite comprising close coupled WC and wall mounted wash hand basin with mono mixer taps; tiled floor; extractor fan.

Lounge

20'9 x 14'1 (into bay window) (6.32m x 4.29m (into bay window))

Stunning red brick inglenook fireplace with feature windows; Stovax wood burning stove on slate hearth; wooden sleeper mantle over; oak wood strip floor; bay window; corniced ceiling; TV and telephone connection points; glazed door through to:-

Dining Room

14'1 x 13'4 (4.29m x 4.06m)

Oak wood strip floor; corniced ceiling; glazed double doors opening through to the open plan kitchen, living and dining area.

Family Room

20'9 x 13'2 (max measurements) (6.32m x 4.01m (max measurements))

Modern granite fireplace with matching hearth; gas fire inset; wood fire surround; corniced ceiling; recessed spotlights; built in Bowers and Wilkins speakers; beautiful bay window with built in cupboards and window seat; wood strip floor.

Study / Home Office

9'9 x 9'1 (2.97m x 2.77m)

Stunning Open Plan Kitchen, Living and Dining Area

41'11" x 35'2" (12.80m x 10.72m)

(L shaped - maximum measurements)

Contemporary fitted kitchen by Parkes Interiors with a superb range of cashmere gloss and walnut high and low level cupboards and drawers incorporating Franke 1½ tub stainless steel sink unit with swan neck mixer taps and detachable hand spray and waste disposal system; Integrated appliances to include Siemens steam oven with warming drawer; Siemens 5 ring gas hob with wave island hood extractor fans; Siemens tall fridge and Siemens freezer with ice and water machine; separate Siemens fridge; Bosch dishwasher; large island unit with Franke single drainer stainless steel sink unit with swan neck mixer taps and Quooker boiling water tap; waste disposal system; Corian worktops with matching splashback; feature lighting; tiled floor; recessed spotlights; feature lantern windows; glazed uPVC patio doors to rear gardens and patio.

Utility Room

11'7 x 7'7 (3.53m x 2.31m)

Single drainer stainless steel sink unit with mixer taps; good range of built in high and low level cupboards; space and plumbing for washing machine and tumble dryer; formica worktops; tiled floor; glazed uPVC door to rear; access to integral double garage.

Stairs leading to:-

Guest Bedroom

25'0 x 11'8 (max measurements) (7.62m x 3.56m (max measurements))

Built in wardrobes and chest of drawers.

En-suite Shower Room

8'2 x 5'7 (2.49m x 1.70m)

White suite comprising separate shower cubicle with Ideal thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted sliding doors; pedestal wash hand basin with mono mixer taps; close coupled WC; tiled floor; recessed spotlights; extractor fan.

First Floor / Minstrel Galliered Landing

Access to roofspace; spacious airing cupboard.

Bedroom 1

17'9 x 14'1 (max measurements) (5.41m x 4.29m (max measurements))

Built in sliding robes; wall mounted wash hand basin with corner mono mixer taps and vanity unit under.

Principal Bedroom

26'9 x13'10 (8.15m x4.22m)

Superb range of built in wardrobes and chest of drawers by Parkes Interiors; recessed spotlights.

En-suite Shower Room

8'0 x 7'1 (2.44m x 2.16m)

Stunning white suite comprising spacious shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; drench shower head over; fitted sliding shower door; wall mounted WC with concealed cistern; wash hand basin with mono mixer taps and vanity unit under; towel radiator; tiled walls; recessed spotlights; extractor fan.

Bedroom 3

14'0 x 9'10 (4.27m x 3.00m)

Bedroom 4

13'3 x 9'11 (4.04m x 3.02m)

Built in sliding robes.

Family Bathroom

14'6 x 8'11 (4.42m x 2.72m)

Modern white suite comprising curved panelled bath with mixer taps; separate shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted sliding shower doors; close coupled WC; bidet; pedestal was hand basin with mixer taps; tiled floor and walls; recessed spotlights; towel radiator; extractor fan.

Outside

Spacious brick pavia driveway leading to the front of the residence and to:-

Integral Double Garage

32'5 x 19'9 (9.88m x 6.02m)

Twin electric up and over doors; light and power points; glazed uPVC door to side; Warmflow hot water tank; Grant oil fired boiler.

Gardens

Front gardens laid out in lawn.

Enclosed west facing rear gardens laid out in lawn with mature hedging creating fantastic privacy and a wonderful selection of ornamental and flowering shrubs; spacious brick pavia area; outside lights and water tap; outside power point: PVC oil storage tank.

Tenure

Freehold

Capital / Rateable Value

£370,000. Rates Payable = £3380.69 per annum (approx)





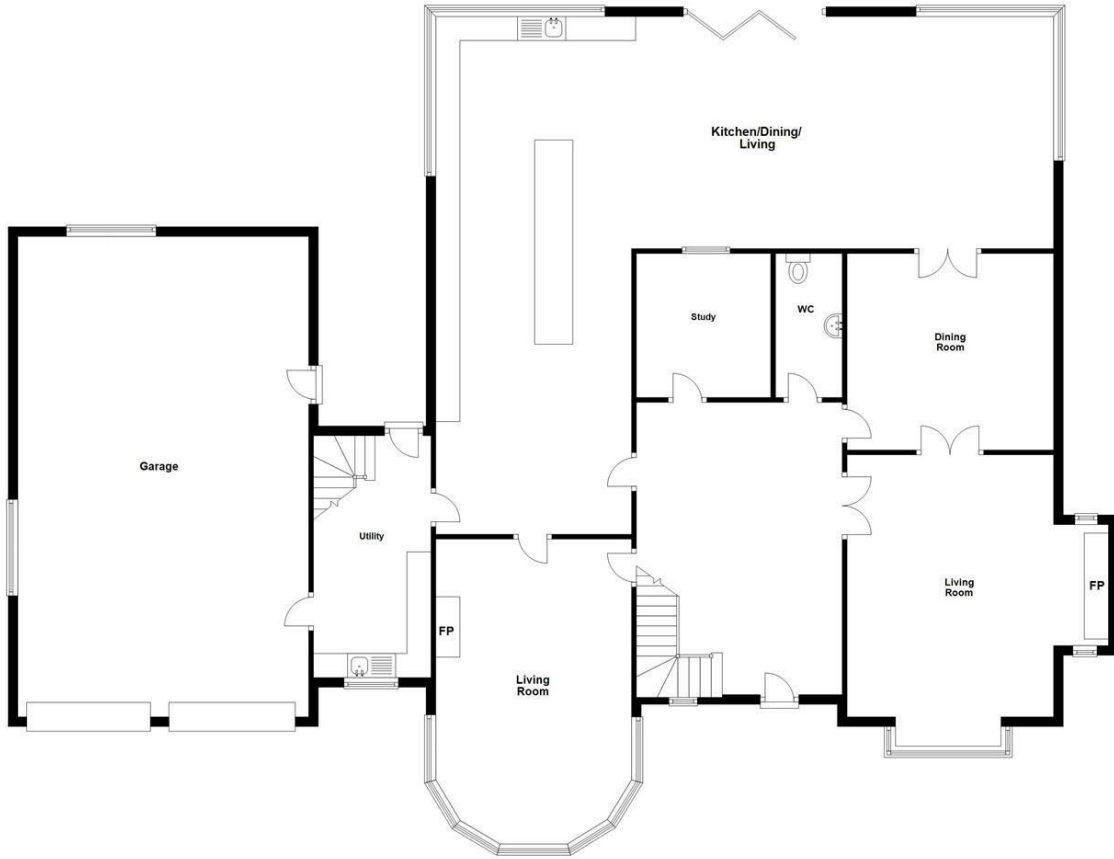








Ground Floor
Approx. 289.8 sq. metres (2903.9 sq. feet)

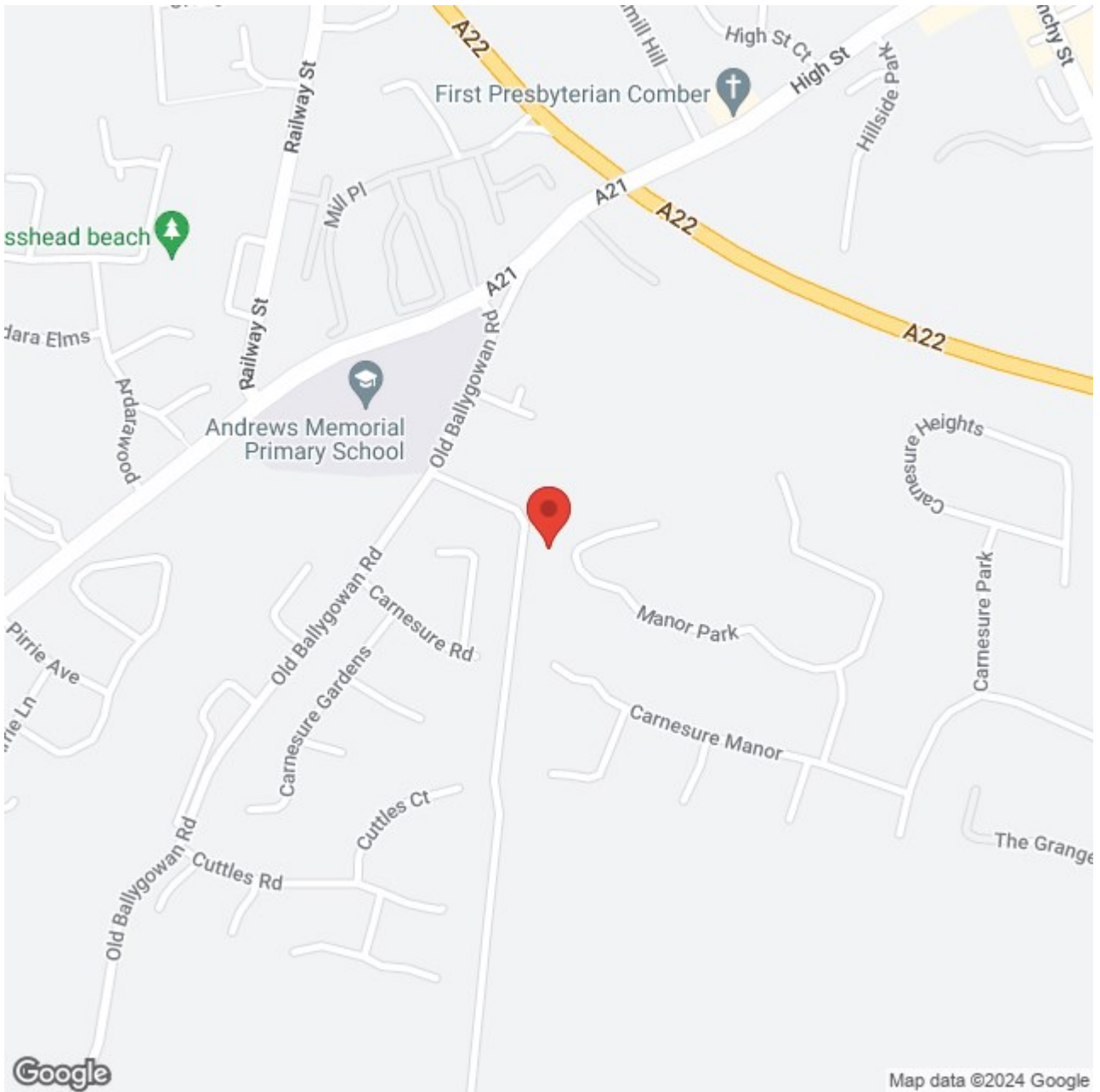


Total area: approx. 460.4 sq. metres (4956.2 sq. feet)

Photography and Floor Plans by housefymj.co.uk
Plan produced using PlanUp
20 Manor Park, Comber

First Floor
Approx. 190.7 sq. metres (2052.3 sq. feet)





Map data ©2024 Google



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		65	69

Comber ■
 27 Castle Street, Comber, BT23 5DY
 T 028 91 8789596

Saintfield
 1B Main Street, Saintfield, BT24 7AA
 T 028 97 568300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.