

For Sale

Offers Over: £399,500

SimonBrien



9 Moorfield Crescent,
Comber, BT23 5WE

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A fantastic opportunity to purchase an extended home with an abundance of quality specification and provides the ideal home for a growing family to set down roots. No. 9 Moorfield Crescent is an executive home, constructed by locally renowned Chambers Homes to an exceptional standard, and offers an excellent use of internal space while maximising natural light throughout the home.

With a red brick exterior this substantial property is perfectly placed on a large, slightly elevated plot, which instantly adds kerb appeal. Located on the Newtownards side of Comber, the property is within a easy stroll of Comber Square, the area is known for holding an array of established homes and further provides convenience for commuting to Belfast City, leading East Belfast schools, Stormont Buildings, City Airport and Ulster Hospital can all be easily reached via the A22. For the water sports enthusiast Whiterock and Killyleagh are within easy striking distance also.

The property holds the added benefit of a large extension to the rear providing spacious accommodation, comprising: entrance hall, downstairs cloakroom, large lounge with Sandstone fireplace and bay window, luxury kitchen/ breakfast room in solid Walnut units, excellent range of integrated appliances and Granite tops, large sun room/ formal dining room, family room and sitting room. Proceeding to the first floor there are four double bedrooms, the principal suite provides a luxurious dressing room and en suite, and beautifully appointed luxury family bathroom.

Externally the property sits on a large, slightly elevated plot with manicured lawns, selection of mature trees and range of patio area's ideal for alfresco dining. The property also benefits from an integral double garage which is approached via a Tobermore brick paved driveway.

To arrange your private viewing appraisal, please contact our Newtownards branch on 02891 800700.

Special Features & Services

- A beautifully appointed extended detached home
- Located at the end of a family friendly cul de sac
- Within easy strolling distance to Comber Square
- Belfast City, leading schools, Stormont Buildings, City Airport and Ulster Hospital can all be easy accessed via the A22
- Entrance hall with porcelain tiled floor
- All-important downstairs cloakroom comprising modern white suite
- Lounge with Sandstone fireplace and Bay window
- Luxury kitchen/ casual dining in Walnut units, Granite tops and range of integrated appliances
- Large sunroom/ formal dining room with Bi-fold doors to rear garden
- Large family room with inset gas stove
- Sitting room
- Large Principal suite with Balcony, luxurious dressing room and en suite facilities
- Three further double bedrooms
- Luxury family bathroom comprising modern White suite
- Integral double garage with electronically operated roller doors
- Tobermore brick paved driveway
- Gardens to front, side and rear laid out in lawns, range of patio areas and trees
- Oil fired central heating system
- Upvc double glazed windows. Solid wood front door
- Cavity wall and roof space insulation

Accommodation

GROUND FLOOR

OPEN ENTRANCE PORCH:

Outside light, solid wood front door with feature staines glass.

ENTRANCE HALL:

Part double height ceiling, telephone point, porcelain tiled floor, glazed double doors to Lounge.

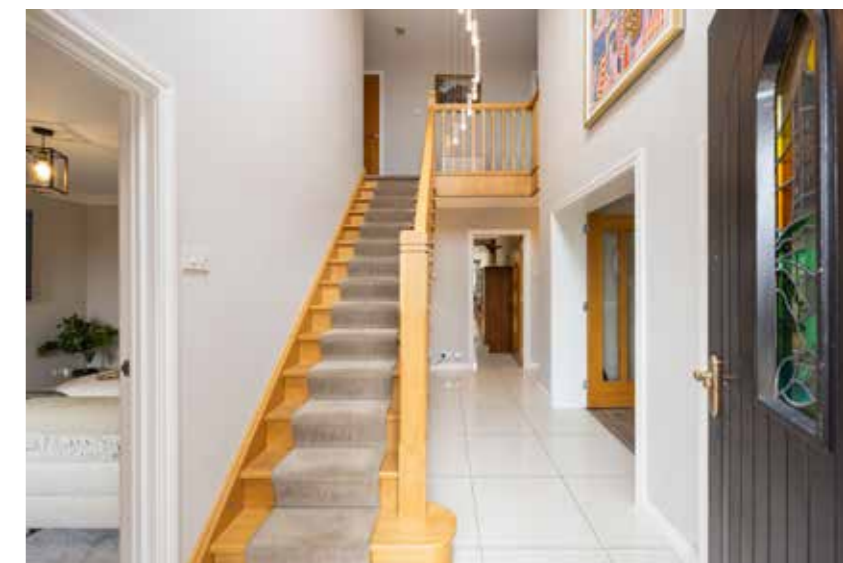
CLOAKROOM:

Modern white suite comprising: Floating counter with green sink, wall concealed mixer taps, push button WC, porcelain tiled floor, chrome towel radiator.

LOUNGE:

20' 1" x 12' 6" (6.12m x 3.81m)

Attractive sandstone fireplace surround, gas fire, corniced ceiling, ceramic tiled floor, LED recessd spotlighting, feature bay window.





LUXURY KITCHEN/CASUAL DINING:
 19' 2" x 12' 0" (5.84m x 3.66m)
 Single drainer sink unit with mixer taps, granite drainer, excellent range of high and low level Walnut units, granite worktops, 4 ring ceramic hob unit and single large gas ring, black glass extractor hood, double built in oven, microwave and warming drawer, plumbed for american style fridge freezer, pull out larder, broom cupboard, integrated dishwasher and wine fridge, island with stainless steel sink unit with mixer taps and breakfast bar, porcelain tiled floor, LED recessed spotlighting, open to Sun Room.



SUN ROOM/FORMAL DINING ROOM:
 20' 2" x 10' 6" (6.15m x 3.2m)
 Polished oak floor, wall light points, 2 Keylite windows, oak double glazed Bi-fold doors to rear, open to Family Room.

FAMILY ROOM:
 12' 7" x 11' 9" (3.84m x 3.58m)
 Feature inset raised gas fire, wired for wall mounted TV, LED recessed spotlighting.

SITTING ROOM:
 13' 0" x 11' 0" (3.96m x 3.35m)
 Wired for wall mounted TV.

Oak staircase leading to First Floor.



FIRST FLOOR
LANDING:
 Hotpress with copper cylinder and immersion heater. Access to roofspace, Light well.

PRINCIPAL BEDROOM:
 17' 6" x 13' 2" (5.33m x 4.01m)
 Wall light points, wired for wall mounted TV, uPVC double glazed French doors to balcony with glass balustrades.

DRESSING ROOM:
 10' 5" x 10' 1" (3.18m x 3.07m)
 Excellent range of bespoke robes with hanging space and drawers, LED recessed spotlighting.

LUXURY ENSUITE:
 Modern white suite comprising: Large walk in shower cubicle, thermostatically controlled shower, rain head, timber floor stand vanity unit, marble top, wash hand basin with mixer taps, push button WC, chrome towel radiator, ceramic tiled floor, LED recessed spotlighting, extractor fan, wired for electric mirror.



BEDROOM (2):
 15' 8" x 10' 4" (4.78m x 3.15m)
 At widest points. Excellent range of mirror fronted Sliderobes, LED recessed spotlighting, countryside views.

DELUXE ENSUITE:
 Modern white suite comprising: Separate fully tiled shower cubicle, Mira thermostatically controlled shower unit, floating vanity unit, wash hand basin with mixer taps, push button WC, chrome towel radiator, ceramic tiled floor, extractor fan.



BEDROOM (3):
18' 6" x 13' 0" (5.64m x 3.96m)
Dual aspect, recessed spotlighting, eaves storage, countryside views.



BEDROOM (4):
11' 11" x 10' 8" (3.63m x 3.25m)
Countryside views.



OUTSIDE

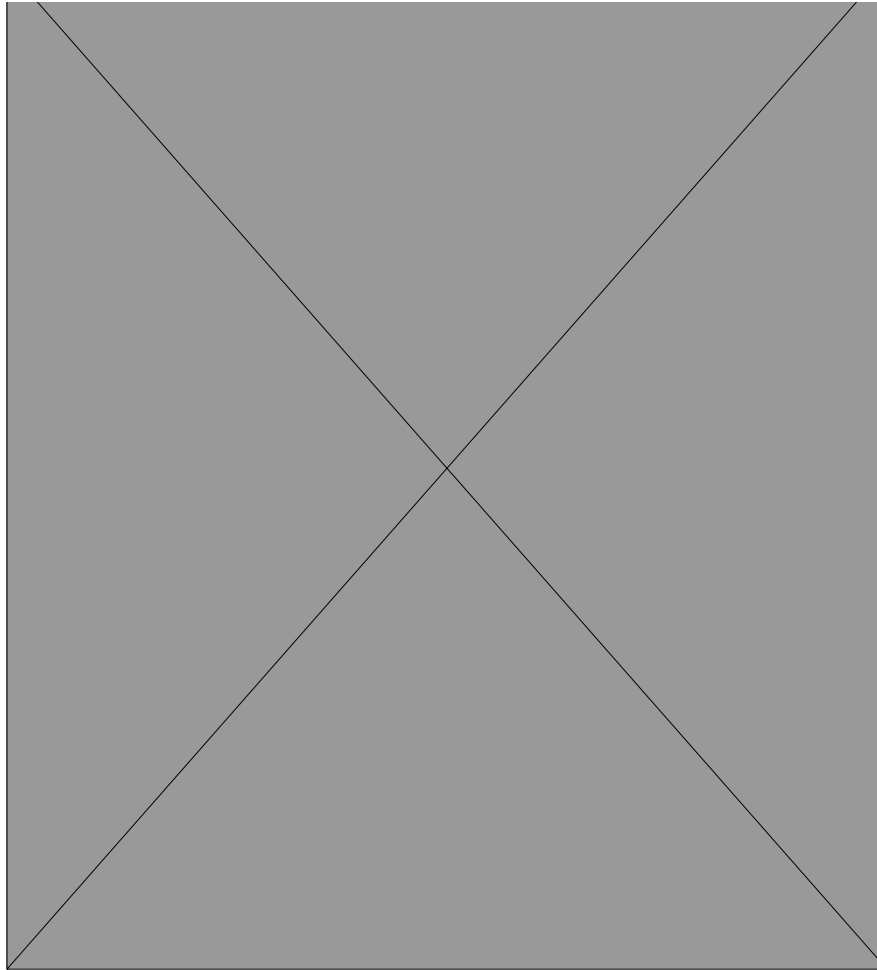
INTEGRAL DOUBLE GARAGE:
23' 2" x 18' 6" (7.06m x 5.64m)
Twin white electric roller doors, light and power, oil fired boiler, single drainer stainless steel sink unit with mixer taps, Formica roll edge work surfaces, plumbed for washing machine, vented for tumble dryer, uPVC double glazed side and rear windows, uPVC double glazed door to rear.

Gardens to front, side and rear laid out in lawns, range of paved patio areas, trees, mature shrubs, low maintenance gravel areas, fencing, outside lights, outside water tap, oil storage tank, feature stone wall, access to side for pedestrians, bins etc.



LUXURY FAMILY BATHROOM:
Modern white suite comprising: Large walk in shower cubicle with thermostatically controlled shower, rain head and telephone hand shower, freestanding bath with mixer taps and telephone hand shower, floating vanity unit with wash hand basin and mixer taps, push button WC with concealed cistern, black radiator, feature wall and floor tiling, LED recessed spotlighting, extractor fan.





VALUER

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MORTGAGE ADVICE

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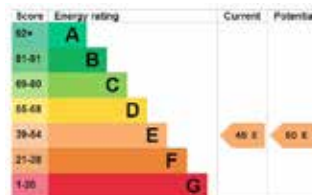
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