

RODGERS & BROWNE



'Lesley Meadows' 66A Whiterock Road,
Whiterock, Co.Down BT23 6PT

offers around £365,000



The Agent's Perspective...

"A beautifully designed family home nestled on the shores of Strangford, this fine house has been designed by the award winning Coogan & Co architects.

Designed to offer bright and spacious accommodation complimented by its external space both in the gardens and the benefit of a double garage. The attention to detail throughout the house becomes evident on first arrival.

For those who enjoy being in a semi-rural location but yet minutes from the shore line and award winning restaurants then No 66a will tick all of the boxes"



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Entrance hall



Drawing room



The facts you need to know...

Recently constructed elegant, detached family home set only minutes from the shores of Strangford Lough

Bright and deceptively spacious

Drawing room with feature multi fuel burner and bay window

Luxury kitchen finished in a shaker style and incorporating integrated appliances, breakfast bar open to casual dining

Matching utility room

Four double bedrooms each with built-in wardrobes, main and guest with luxury ensuite shower rooms

Luxury main bathroom

PVC double glazing, enjoying efficient pressurised oil fired central heating system

PVC fascia and soffits

Fully enclosed walled garden with additional garden to the front

Tarmac driveway with parking for three cars plus boat or trailer

Detached matching double garage with loft storage and electric door

Security alarm system

Only a minutes walk from Strangford Lough and Strangford Sailing Club

An array of restaurants are on the doorstep including Daft Eddies, Balloo House and Poachers Pockets

Public transport is available to a selection of grammar and secondary schools with Killinchy Primary only being close by

The remainder of a 10 year NHBC warranty remaining

The following towns and city's are accessible, Comber – 7 miles, Newtownards – 11 miles, Belfast City Centre – 16 miles, Downpatrick – 12 miles and Saintfield – 7 miles



Drawing room



Drawing room



The property comprises...

GROUND FLOOR

Composite panelled door with side and top lights to:

SPACIOUS ENTRANCE HALL

Feature curved wall, staircase leading to first floor, ceramic tiled floor, low voltage lighting.

CLOAKROOM

Luxury suite comprising wall hung half pedestal wash hand basin and mixer tap, splashback and mirror, low flush wc, ceramic tiled floor, feature tiled floor to ceiling wall, extractor fan.

DRAWING ROOM

19' 4" (into bay window) x 17' 11" (5.89m x 5.46m)
 Feature multi fuel burner with slate hearth, low voltage lighting, French doors to enclosed garden area, double glazed doors to entrance hall.



Luxury kitchen open to casual dining



The property comprises...

GROUND FLOOR

LUXURY KITCHEN OPENING TO CASUAL DINING

19' 5" x 11' 6" (5.92m x 3.51m)

Extensive range of high and low level cabinets finished in shaker style, Quartz effect worktops incorporating a breakfast bar, white one and a half sink unit and mixer tap, four ring ceramic hob, mirrored splashback and extractor over, Indesit eyelevel oven and matching microwave, integrated dishwasher, integrated fridge and freezer, low voltage lighting, ceramic tiled floor, wine rack, double glazed doors to entrance hall.

UTILITY ROOM

Low level cabinets with granite effect worktops, open shelving, plumbed for washing machine and tumble dryer, ceramic tiled flooring, service door to rear, extractor fan and low voltage lighting.



Main bedroom

First Floor

BRIGHT LANDING

Access to roofspace, hotpress with pressurised tank, low voltage lighting.

MAIN BEDROOM

15' 0" x 9' 1" (4.57m x 2.77m)

Including extensive built-in wardrobes and drawers.

ENSUITE SHOWER ROOM

9' 10" x 4' 3" (3m x 1.3m)

Double walk-in shower cubicle with thermostatically controlled shower unit, over drencher and telephone shower, low flush wc, wall mounted sink unit, cabinet below and mixer tap, wall mounted with touch sensitive lighting, chrome heated towel radiator, part tiled walls, ceramic tiled floor, extractor fan, low voltage lighting.

GUEST BEDROOM

11' 9" x 9' 1" (3.58m x 2.77m)

Including built-in wardrobes with drawers, low voltage lighting.

ENSUITE SHOWER ROOM

Fully tiled shower cubicle with thermostatically controlled shower unit, over drencher and telephone shower, wall mounted sink unit with mixer tap and cabinet below, low flush wc, half tiled walls, ceramic tiled floor, wall mounted mirror with lighting, low voltage lighting, extractor fan.

BEDROOM (3)

12' 5" x 9' 11" (3.78m x 3.02m)

Including extensive range of built-in wardrobes.

BEDROOM (4)

10' 4" x 9' 11" (at widest points) (3.15m x 3.02m)

Including built-in wardrobes with cabinets, low voltage lighting.

LUXURY BATHROOM

White suite comprising shower bath with curved shower screen, mixer tap, thermostatically controlled shower unit, over drencher and telephone shower, wall hung sink unit with mixer tap, mirror and lighting above, low flush wc, ceramic tiled floor, part tiled walls,



Ensuite shower room



Guest bedroom



Luxury bathroom



Bedroom three

The property comprises...

Outside

Fully enclosed side garden laid in lawns, raised flowerbeds and patio areas, gardens laid in lawns to the front with mature border hedging.

PVC oil tank. Outside tap. Outside power sockets, energy efficient oil fired central heating boiler.

Extensive tarmac driveway with parking for three cars and boat.

Outside lighting. Outside tap.

DETACHED MATCHING LARGE DOUBLE GARAGE

20' 6" x 18' 6" (6.25m x 5.64m)

Electric door. Light and power. Slingsby ladder to storage over. Open hanging rails for wet suit sailing equipment and cupboard space.



Aerial view



Strangford Lough



Front garden



Double garage

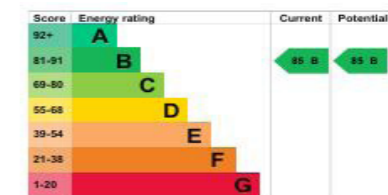


Rear garden

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?	X		
Is there an annual service charge?	X		
Any lease restrictions (no AirBnB etc) ?		X	
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?		X	
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?			X
Are there any existing planning applications?		X	
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?		X	
Are contributions required towards maintenance?	X		
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?	X		

ENERGY EFFICIENCY RATING (EPC)



From 23rd September 2022 property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override still applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000. Please contact your own legal adviser with any queries.

TENURE: Freehold

RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2024/2025 is £2,101.51

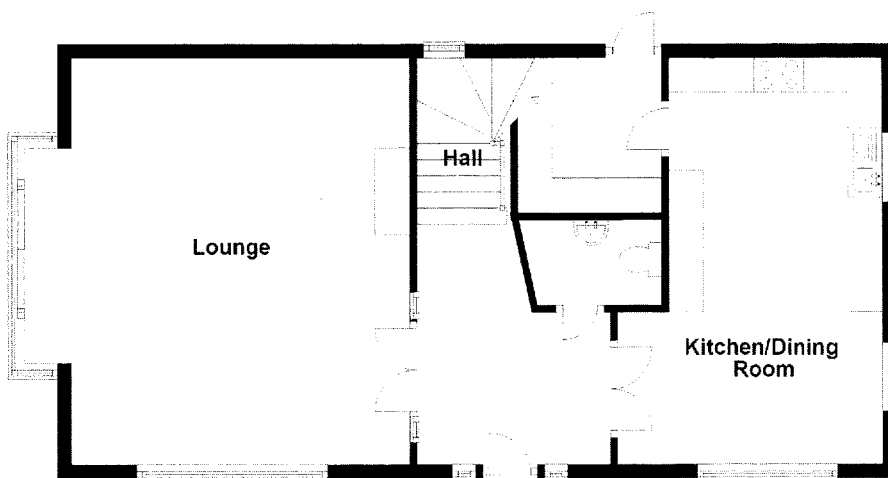
VIEWING: By appointment with **RODGERS & BROWNE**.

Location

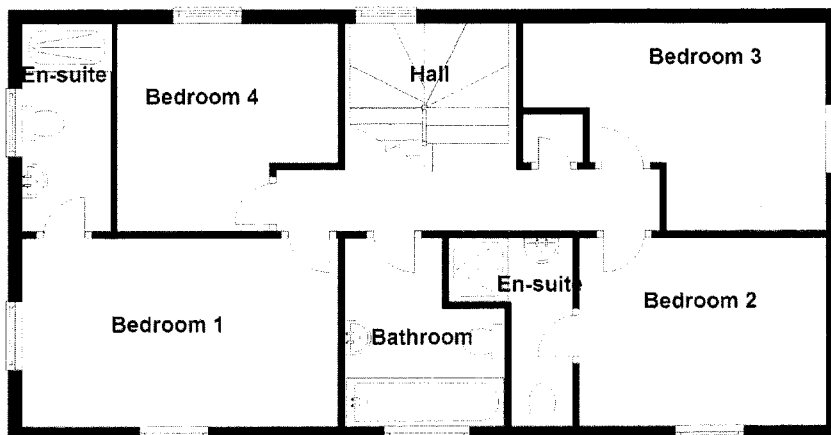
Travelling from Comber town centre out the Killinchy Road on the A22 for 7 miles passing Lisbane and Balloo, turn left at Balloo House on to Beechvale Road which becomes Whiterock Road and Lesley Meadows will be on your left.

Floor plan

Ground Floor



First Floor



This floor plan is for illustrative purposes only
Plan produced using PlanUp.

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&
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