

Tim Martin
.co.uk



12 Lisinaw Road
Derryboye
Killinchy
BT30 9LT

Offers Around
£465,000

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

An exceptionally well designed and finished detached family residence, set within its own private gardens, with stunning views over the surrounding Co. Down countryside.

The property boasts beautifully appointed accommodation, which is both bright and versatile, perfect for the growing or established families. The ground floor comprises of a welcoming reception hall, a spacious lounge with feature multi fuel stove and a contemporary fitted kitchen with matching island unit with both rooms opening through to a stunning double height conservatory with views over the mature gardens. The ground floor is further complimented by a utility room, luxury wet room, two bedrooms, one with a walk in dressing room and a home office.

The first floor enjoys three excellent sized bedrooms with the principle bedroom boasting an en-suite bathroom and extensive range of sliding robes and the guest bedroom with an en-suite shower room.

Outside, a spacious driveway meanders down to the property, providing excellent parking space for several cars, boats and caravans and leads to the integral double garage with separate WC.

Mature gardens surround the property which are laid out in rolling lawn and planted with a superb range of mature trees, copper beech hedging, apple tree and ornamental and flowering shrubs boasting a riot of colour all year round. Spacious paved patio areas to the side and rear complete the outside space and provide the ideal entertaining space for all the family and friends to enjoy.

Enjoying an enviable location in the countryside, this superb family home is within close proximity to the surrounding towns of Killyleagh, Killinchy and Comber, with Downpatrick and Belfast also within a convenient commute. Strangford Lough is only a short distance away as too is Delamont Country Park. An excellent range of primary and grammar schools in the surrounding and Greater Belfast area are easily accessible by both car and public transport.

FEATURES

- Exceptionally Well Finished Detached Family Residence Situated In This Pleasing Rural Location
- Spacious Lounge With Feature Multi Fuel Stove
- Contemporary Fitted Kitchen With Matching Island Unit And An Excellent Range Of Integrated Appliances
- Stunning Double Height Conservatory With Heating And Cooling Fans To Allow Use All Year Round
- Five Excellent Sized Bedrooms Including Principle Bedroom With Ensuite Bathroom And Guest Bedroom With Ensuite Shower Room
- Modern Fitted Ground Floor Wet Room
- Home Office – Perfect For Those Working From Home
- Spacious Driveway Leading To Integral Garage With WC
- Mature Gardens Laid Out In Lawn With Spacious Patio Areas Enjoying Views Over The Surrounding Countryside
- Convenient To Killyleagh, Killinchy And Comber With Downpatrick And Belfast Within A Convenient Commute

Entrance Hall

Hardwood double front door with glazed inset to:-

Reception Hall

19'3 x 11'7 (5.87m x 3.53m)

(Max Measurements)

Velux window; built in airing cupboard.

Lounge

22'4 x 17'8 (6.81m x 5.38m)

Into Bay Window

Beautiful inglenook style fireplace with contemporary Nordpeis multi fuel burning stove; slate hearth; Oak herringbone engineered wooden floor; corniced ceiling; bay window with mature outlook over surrounding countryside; TV aerial connection point; PVC sliding door to:-

Conservatory

23'4 x 13'4 (7.11m x 4.06m)

Double height ceiling; twin fans for cooling; two radiators; bespoke contemporary stained glass feature windows; tiled floor; uPVC double glazed French doors to rear garden and patio.

Kitchen / Dining Area

26'2 x 11'8 (7.98m x 3.56m)

Extensive range of contemporary fitted high and low level cupboards and drawers with matching glazed cupboards and large island unit incorporating 1½ tub stainless steel sink unit with spring mono mixer taps; integrated AEG electric oven; Belling combi oven; 5 ring gas hob; remote controlled extractor fan with glass inset over; space and plumbing for American style fridge / freezer; Bosch dishwasher; granite worktops with matching breakfast bar; tiled floor; recessed spotlights; access to conservatory; access to side.

Bedroom 5

8'9 x 8'5 (2.67m x 2.57m)

Home Office

12'4 x 10'1 (3.76m x 3.07m)

Guest Bedroom

16'0 x 9'9 (4.88m x 2.97m)

Wood laminate floor.

Dressing Room

9'9 x 8'1 (2.97m x 2.46m)

Built in cupboards; wardrobes with clothing rails; wood laminate floor.

Utility Room

13'4 x 8'1 (4.06m x 2.46m)

Extensive range of wood laminate high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with mixer taps; space and plumbing for washing machine and tumble dryer; tiled floor; access to integral garage.

Wet Room

11'8 x 8'7 (3.56m x 2.62m)

Max measurements

Stunning white suite comprising walk in shower cubicle with Triton electric shower unit and wall mounted telephone shower attachment; curved glass shower screen; wall mounted wash hand basin with mono mixer taps and floating vanity unit under; close coupled WC; tiled floor and walls; chrome towel radiator; feature automatic light; hatch to airing cupboard with shelving.

Bespoke Hand Built Open Tread Staircase Leading to

Principal Bedroom

25'9 x 17'7 (7.85m x 5.36m)

Max Measurements

Built in sliding robes with excellent shelving and clothes rails; access to under eaves storage; recessed lighting.

En-suite Bathroom

20'9 x 6'2 (6.32m x 1.88m)

Stunning white suite comprising curved panelled jacuzzi bath with mixer taps; close coupled WC; twin recessed wash hand basin with mono mixer taps; vanity unit under; walk in tiled shower cubicle with Mira thermostatically controlled shower unit and wall mounted shower head and two separate jets; tiled floor; part tiled walls; chrome towel radiator; recessed spotlights; Velux window.

Bedroom 2

14'4 x 13'3 (4.37m x 4.04m)

Access to under eaves storage.

En-suite Shower Room

7'3 x 6'2 (2.21m x 1.88m)

Coloured suite comprising tiled shower cubicle with Mira thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted etched glass sliding door; pedestal wash hand basin with mixer taps; low flush WC; light and electric shaver point; extractor fan.

Games Room / Bedroom 3

23'9 x 14'6 (7.24m x 4.42m)

Access to under eaves storage; wood laminate floor.

Outside

Spacious driveway leading to the front and side of the property providing excellent parking for several cars, boats, caravans etc.

Integral Double Garage

24'2 x 23'10 (7.37m x 7.26m)

Electric up and over door; separate low flush WC and wash hand basin; glazed uPVC door to the front; access to the rear; Grant oil fired boiler; light and power points.

Gardens

Beautiful landscaped gardens surround the property and are laid out in lawn; planted with a range of mature trees, ornamental and flowering shrubs; Copper Beach hedging; feature pond; spacious brick pavia patio area; paved patio area to the side; stunning views over the surrounding countryside; PVC oil storage tank; outside lights and water tap.

Capital / Rateable Value

£270,000. Rates Payable = £2623.86 per annum (approximately).





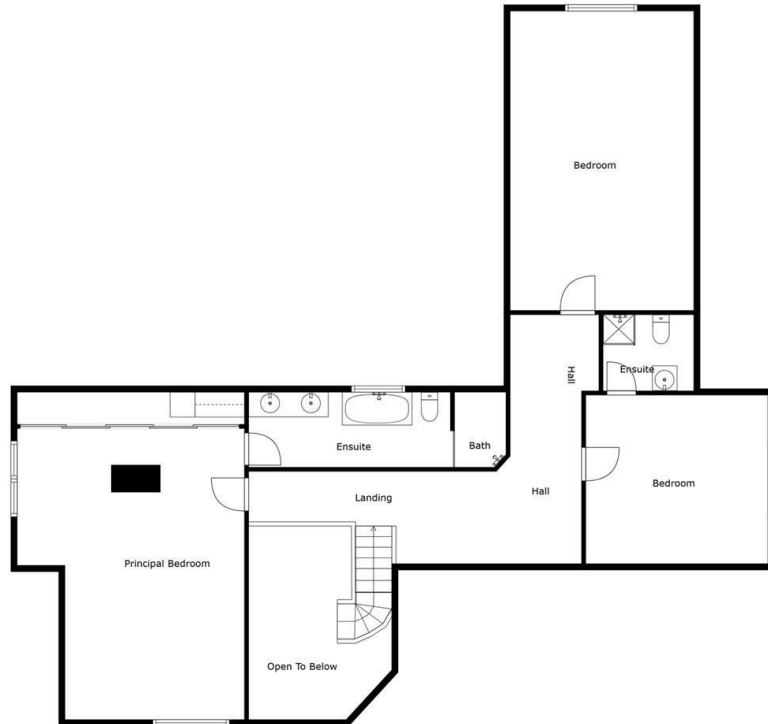
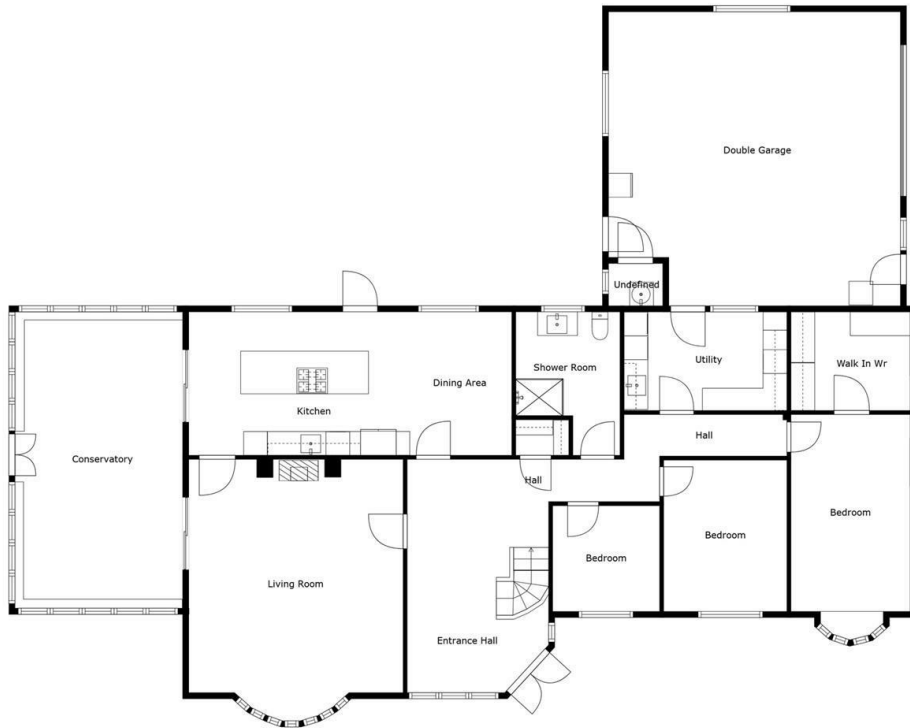












Sizes And Dimensions Are Approximate. Actual May Vary.



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			
		70	72

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.