

# 11 CHURCH COURT

Holywood, BT18 9FP

*Offers over* **£475,000** 



# SEMI-DETACHED | 5 ⊨ | 2 ≒ | 2 ⊟

11 Church Court is a charming semi-detached Victorian-style townhouse that seamlessly combines classic architectural elegance with modern contemporary finishes. This spacious and well-presented home offers the perfect balance of period features and contemporary living.

#### KEY FEATURES

- Semi-Detached Victorian-Style Townhouse
- Five Spacious Bedrooms, Primary with En Suite Shower
- Modern and Contemporary Interior Design
- Private, Enclosed Rear Garden
- Period Features with a Contemporary Twist
- Bright and Airy Living Spaces
- Lounge with Feature Bay Window Leading to...
- Dining Room with Patio Doors to Rear Garden
- Kitchen with Range of Built-in Appliances and Breakfast Bar
- Contemporary Family Bathroom
- Downstairs WC
- Gas Fired Central Heating
- Well-Proportioned Rooms Throughout
- Ideal for Families or Professionals
- Convenient Location in the Heart of Holywood





### ROOM DETAILS

### Ground Floor

- Reception Hall
- WC
- Lounge 17'8" x 11'10"
- Dining Room 11'10" x 11'3"
- Kitchen 15'5" x 10'7"

#### First Floor

- Landing
- Bedroom One 17'8" x 11'10"
- Ensuite Shower Room
- Bedroom Two 11'10" x 11'3"
- Family Bathroom

## Second Floor

- Landing
- Bedroom Three 13'11" x 11'10"
- Bedroom Four 11'10" x 11'3"
- Bedroom Five 9'8" x 6'7"

#### Outside

- Allocated Parking
- Front Garden Laid In Lawns
- Enclosed Garden To Rear
- Laid In Brick Paviours
- Mature Planting
- Timer Controlled Lights











### DIRECTIONS

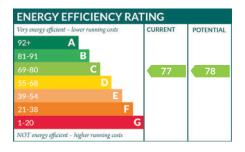
Travelling up Church Road, take a right hand turn into Church Court, number 11 is located on the right hand side.



# THE LOCAL AREA

Holywood, named Best Place to Live in Northern Ireland 2023 by the Sunday Times, is located conveniently close to Belfast on the coast of North Down. Holywood is known for its beautiful beaches, trendy cafés and for being a foodie heaven! Holywood is home to many leading secondary and primary schools.





Scan QR Code to view floor plans and



#### **OUR BRANCHES**

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK 6 🗆 🗶 🖿 🔼













