



8 CROFT ROAD

Holywood, BT18 0PB

Offers around **£899,950**



DETACHED | 5  | 3  | 3 

Located in the sought-after area of Holywood, 8 Croft Road offers a beautifully presented detached family home that perfectly blends modern living with versatile accommodation. This charming property comprises a main home with three spacious bedrooms, complemented by an adjoining annex apartment ideal for live-in relatives or guest.

Upon entering the main home, you are greeted by a light-filled, open-plan kitchen, living, and dining area that has been thoughtfully extended to create a seamless flow of living space. The contemporary kitchen is designed for modern living, offering ample space for cooking, entertaining, and relaxing. The living and dining areas, flooded with natural light, are perfect for family gatherings and day-to-day living.

The principal bedroom is a standout feature, boasting a vaulted ceiling that enhances the sense of space and grandeur. This luxurious room also includes a walk-in dressing room and a stylish en-suite bathroom, providing a private retreat for the homeowners. Two additional bedrooms are well-proportioned and serviced by a modern family bathroom.

The adjoining annex apartment offers a fantastic independent living space, with its own separate access. It comprises two bedrooms, a modern kitchen and living room, and a well-appointed disabled access bathroom. The annex also enjoys its own private courtyard garden, providing a peaceful outdoor space for relaxation.



KEY FEATURES

- Extended Property that enhances living space while maintaining a bright and airy atmosphere
- Three Bedrooms to Main Residence, Primary Bedroom with Vaulted Ceiling, Walk in Robes and En Suite Shower Room
- Open Plan Kitchen/Living/Dining Room with Patio Doors leading to Rear Garden Creating the Ideal Space for Entertaining and Family Life
- Additional Lounge
- Utility Room
- Downstairs Cloakroom and WC
- Adjoining Annex Apartment with separate access – ideal for live-in relatives, guests, or as an independent living space
- Two Bedrooms in Annex offering comfortable accommodation with privacy
- Modern Kitchen/Living Room in the annex, designed for easy living and functionality
- Disabled Access Bathroom in the annex, ensuring comfort and accessibility for all
- Generous Main Garden with expansive lawns, mature planting, and vibrant flowerbeds, perfect for outdoor enjoyment
- Private and Secluded Setting, offering peace and privacy while still being within close proximity to amenities
- Ample Parking with off-road parking spaces to the front of the property for convenience
- Well-Maintained Grounds, with beautifully landscaped gardens to the front and rear
- Prime Location in Holywood, a desirable area known for its excellent local amenities, schools, and transport links
- Convenient Access to Local Shops, Cafes, and Restaurants, within walking distance of the town centre
- Easy Access to Public Transport and Road Networks, making commuting to Belfast and beyond effortless
- Ideal for Multi-Generational Living, with flexible accommodation to suit various needs
- Ultrafast Broadband Available



ROOM DETAILS

Ground Floor

- Reception Hall
- Downstairs Cloak Room With WC
- Lounge
17'6" x 11'10"
- Living Room
18'0" x 11'8"
- Kitchen/Dining
20'0" x 16'4"
- Utility Room
11'10" x 7'7"

First Floor

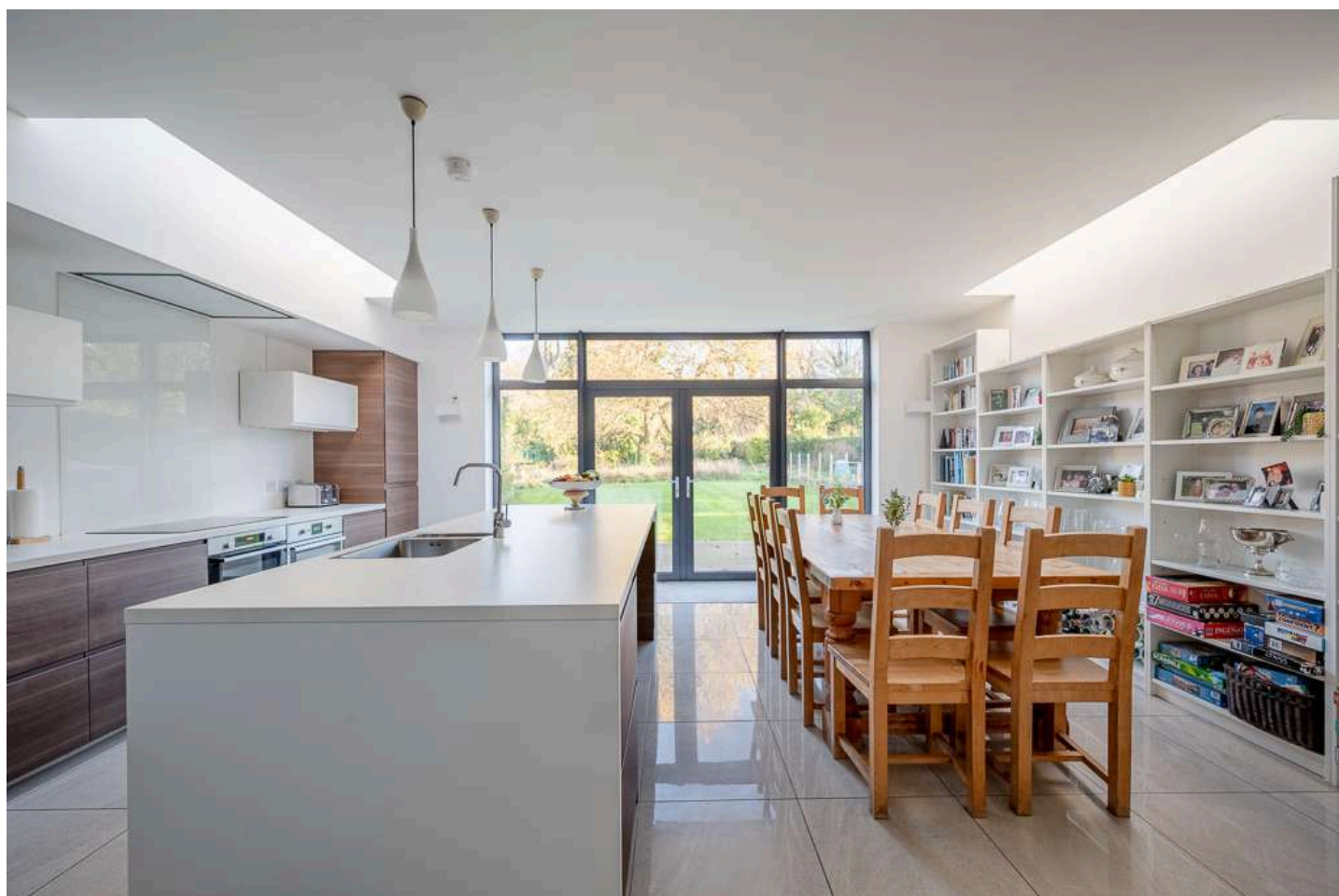
- Landing
- Bedroom One
14'0" x 11'10"
- Ensuite Dressing Room
8'0" x 5'7"
- Ensuite Shower Room
11'10" x 5'6"
- Bedroom Two
18'3" x 10'8"
- Bedroom Three
12'6" x 9'10"
- Office
7'10" x 5'10"
- Family Bathroom

Annex

- Hallway
- Lounge
19'6" x 12'6"
- Kitchen
10'11" x 9'10"
- Bedroom One
12'2" x 10'2"
- Bedroom Two
12'2" x 8'9"
- Wet Room/Disabled Access Shower Room
16'0" x 8'9"

Outside

- Ample Driveway Parking
- Detached Garage
- Generous Garden Laid In Lawns
- Mature Planting
- Raised Beds
- Greenhouse
- Decked Area To Rear
- Private Enclosed Courtyard





FLOOR PLANS





DIRECTIONS

Travelling from the Maypole in Holywood High Street continue towards the Olde Priory and along the Bangor Road. Take the last turning on the right, before the traffic lights, into Croft Road. No. 8 is at the beginning on the left hand side. Croft Road can also be accessed from Victoria Road.



THE LOCAL AREA

Hollywood, 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. Hollywood is known for its beautiful beaches, trendy cafés and for being a foodie heaven! Hollywood is home to many leading secondary and primary schools.



ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	70	70
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



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