



17 CARNESURE PARK

Comber, BT23 5LT

Offers around **£449,950**



DETACHED | 4  | 3  | 4 

Truly impressive, detached family home situated on an extremely spacious, private and mature site within the prestigious, sought-after residential address of Carnesure Park, Comber.

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The accommodation is both bright and versatile to suit the needs of a range of purchasers. To the ground floor a spacious reception hall with an abundance of storage on offer, family living room, snug, separate dining room, spacious kitchen dining room with outlook over the rear garden and access to utility room, WC and integral garage. There are also two ground floor bedrooms, master benefitting ensuite shower room and a family bathroom with four piece modern white suite. To the first floor a spacious landing leads the way to five further bedrooms, and an additional family bathroom.

Further benefits include oil fired central heating, uPVC Soffits and fascia boards and excellent storage throughout.

Externally, the property boasts a large tarmac driveway providing ample off street car parking, lawns perfect for young children or pets alike. There is also mature planting and a patio area ideal for outdoor entertainment.



KEY FEATURES

- Truly Impressive Detached Family Home on an Extremely Spacious Private Site
- Bright and Versatile Accommodation to Suit a Range of Purchasers
- Reception Hall with Excellent Cloaks Room and Under stair Storage
- Family Living Room With Scrabo Stone Fireplace and Square Bay Window
- Dining Room with Cornice Ceiling and Ceiling Friezes
- Kitchen / Dining with Fully Fitted Kitchen and Built in Family Bench Sitting Area
- Utility Room and WC
- Integral Double Garage with Electronic up and Over Door
- Snug with French Doors to Rear Garden
- Two Downstair Bedrooms, Master Benefitting Ensuite Shower Room
- Family Bathroom with White Modern four Piece Suite
- Five Bedrooms to the First Floor
- 1st Floor Family Bathroom with Four Piece Suite
- Large Tarmac Driveway with Ample Off Street Car Parking
- Mature Front, Side and Rear Gardens Laid in Lawn with Patio Area, Ideal for Outdoor Entertaining, Young Children and Pets Alike
- Oil Fired Central Heating
- uPVC Soffits and Fascia Boards
- Broadband Speed - Ultrafast

Located within walking distance to Comber Town Centre, there is excellent convenience to range of local amenities, restaurants, leisure facilities and local schools. The location offers ease of access for those commuting to work and schools in Belfast, Newtownards and Bangor via good road networks and public transport links.



ROOM DETAILS

Ground Floor

- Covered Entrance Veranda Porch
- Spacious Reception Hall
- Lounge
15'9" x 19'7"
- Dining Room
9'11" x 12' "
- Kitchen/Dining
13'6" x 17'5"
- Utility Room
5'10" x 15'5"
- Separate WC
- Morning Room
10' x 12'
- Bathroom
- Master Bedroom with En-suite
13'7" x 11'11"
- Bedroom Two/Study
10' x 13'

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First Floor

- Landing
- Bedroom Three
15'8" x 13'1"
- Bedroom Four
16'7" x 14'1"
- Bedroom Five
9' x 11'7"
- Bedroom Six
9'4" x 11'4"
- Bedroom Seven
15'4" x 14'1"
- Bathroom
16'8" x 16'6"

Outside

- Garage
17'9" x 16'5"

Outside

- Tarmac driveway with ample car parking
- Mature front, side and rear garden laid in lawns with mature planting, uPVC soffits and fascia boards, patio area to the rear,
- Outdoor lighting, outside water









DIRECTIONS

From The Square in Comber head down Killinchy Street, through the roundabout onto Killinchy Road and take a right onto Carnesure Park. Continue round and take a right.. Number 17 is located on the right-hand side.



THE LOCAL AREA

Quaint Comber: The 'home of great taste' – and famous potatoes! Steeped in rich history, spectacular scenery and fine cuisine, Comber is a number one place to lay your roots.

Get on your bike along the Comber Greenway, seven traffic-free miles of the National Cycle Network, talking in Stormont Estate, Scrabo Tower and more. It's also a wonderful spot for walking or shooting the breeze with the locals in the square ..

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+		
81-91		
69-80		
55-68		
39-54	67	70
21-38		
1-20		
NOT energy efficient – higher running costs		

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



OUR BRANCHES

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