



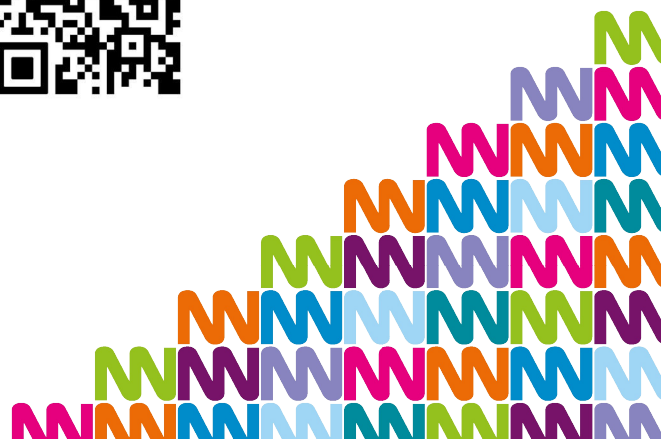
23 Cumber Park
 Drumaness
 BT24 8GA

**Offers In The Region Of
 £235,000**

- Detached Home
- Beautifully Presented Throughout
- Four Bedrooms
- Master to Include Ensuite
- Spacious Lounge with Open Fire
- Open Plan Kitchen/Dining
- Downstairs WC
- Detached Garage
- Garden Pod
- EPC 71/C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Presented in immaculate condition, the photos for this gorgeous home speak for themselves. This home is ready for you to move in and start creating lasting memories.

The heart of the home is undoubtedly the open-plan kitchen and dining area, which seamlessly connects to the enclosed back garden. Boasting a lovely patio and featured pergola, detached garage adds further versatility, complemented by a garden pod that offers flexible use, whether as a home office, studio, or garden room.

The property also benefits from an excellent Energy Performance Certificate rating of 71/C, reflecting its energy efficiency and sustainability.

With its stunning interiors and delightful outdoor spaces, this home truly stands out. Don't miss the chance to make this remarkable property your own.

Accommodation

This like-new home offers an abundance of space throughout, with the ground floor consisting of a spacious lounge with open fire, WC and designated under stair study area leading to an open plan high quality kitchen and dining area. The kitchen benefits from an integrated fridge freezer, hob, oven and dishwasher. The dining area offers access to the patio area and enclosed rear garden. On the first floor, there are four bedrooms with the master having ensuite facilities, bathroom with shower over bath and linen closet. Outside to the front of the property the garden is laid in lawn with a spacious tarmac driveway that is gated, detached garage with roller door.

Location

Situated within the Cumber Park development, this home is close to nearby shops, schools and local amenities. Drumanness offers nearby transport routes to schools and is ideally located for those commuting.

Contact

The sale of this property is looked after by Carrie from our Ballynahinch branch. Carrie can be contacted on 028 9756 4400 or by emailing ballynahinch@quinnestateagents.com

Mortgage Advice

If you require financial advice to buy this property, we are more than happy to recommend Laura McClean from Ritchie & McClean Mortgage Solutions. Laura can be contacted on 07731435310



For any enquiry relating to this property, please contact

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Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.