



# 6 WOODCROFT LANE

Hollywood, BT18 0QH

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*Offers around* **£380,000**



TOWNHOUSE | 3  | 2  | 1 

Woodcroft Lane is a select and exclusive cul-de-sac of modern house types. This stylish town house is immaculately presented enjoying a prime position within the development. Woodcroft Lane is well regarded and benefits greatly from mature well established rural surroundings.

## KEY FEATURES

- Beautifully Presented Town House Property
- High Standard of Fixtures of Fittings Throughout
- Tasteful Internal Décor Compliments Bright and Spacious Accommodation
- Three Double Bedrooms Including Principal Bedroom with En Suite Shower Room
- Modern White Suite to Main Bathroom with Stylish Tiling Detail
- Vibrant Ground Floor WC
- Bespoke Fitted Kitchen with Range of Integrated Appliances and Ample Dining Space
- Service Door to Garage
- Spacious Drawing Room/Dining Room with Attractive Fireplace and Open Fire and Two Sets of French Doors Opening to the Rear Patio and Gardens with Southerly Aspect
- Integral Garage with Utility Area
- Roofspace
- Gas Fired Central Heating





## ROOM DETAILS

### Ground Floor

- Ground floor WC/ Cloakroom
- Kitchen/Dining 20'4" x 9'5"
- Dining/Lounge 25'5" x 16'9"

### First Floor

- Landing
- Bedroom One 17'11" x 14'1"
- Ensuite Shower Room 7'6" x 6'1"
- Bedroom Two 17'1" x 14'4"
- Bedroom Three 14'8" x 11'1"
- Bathroom 8'11" x 7'6"

### Outside

- Tarmac Driveway Leading to Garage
- Front Garden Laid In Lawns with Mature Tree
- Brick paviour pathway
- Garden to Rear partially Laid In Lawns
- Brick paviour Area.
- Southerly Aspect



To View Floor Plans  
scan QR code below





## DIRECTIONS

*Travelling from the Maypole in Holywood continue along the High Street in the direction of Bangor. Before joining the dual carriageway turn right onto Croft Road. Follow Croft Road towards the top. Wood Croft Lane is located on the right hand side. Number 6 is located within the development on the left 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.*

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

Scan QR Code to view floor plans and to arrange a viewing.



## 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     

