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6 Carnesure Park | Comber, BT23 5LT
OFFERS AROUND £449,950



The Property

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

The accommodation is both bright and versatile to suit the needs of a range of purchasers. To the lower ground floor, there is the family room with feature cast iron multi-fuel burning stove, along with the utility room and WC.

The ground floor comprises of the spacious conservatory, two well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite bathroom and large walk in dressing room. There is a bespoke fitted kitchen complemented with granite worktops, open plan to the spacious living/dining area with feature gas fireplace, catering for the lifestyles of today's busy families. Furthermore, there are three well-proportioned bedrooms to the first floor and white suite family bathroom.

Further benefits include separate utility room, downstairs WC, oil fired central heating & uPVC double glazing throughout.

Externally to the front, there is an ample brick paviour driveway leading to the detached double garage. Garage benefits from annexe/study above. To the rear of the property, gardens are laid in lawns with mature planting and shrubs. Side garden laid in brick paviour patio, ideal for outdoor entertaining.

This home offers superb accommodation and a quality finish throughout, as well as a superb site and a much sought-after location. Early viewing is strongly recommended.





Offers Around £449,950
Detached
4 Bedrooms
4 Receptions



Accommodation

Lower Ground Floor

Reception Hall

Family Room
18'4" x 15'5"

Utility Room

WC

Ground Floor

Principal Bedroom
15'4" x 12'10"

Bedroom Two
10'1" x 8'9"

Jack & Jill Bathroom

Study
11'3" x 10'11"

Conservatory
25'4" x 20'8"

Stairs up to Living / Dining area
26'7" x 19'6"

Kitchen
17'9" x 10'9"

Second Floor

Bathroom

Bedroom Three
14'7" x 8'1"

Bedroom Four
15'10" x 15'2"

Bedroom Five
13'6" x 9'1"

Outside

Detached Double Garage
19'5" x 19'2"

Annexe Above Garage
19'7" x 13'4"

Front Garden with Ample
Driveway for Parking

For more information
and photographs
regarding the
accommodation in this
property, please visit:

johnminnis.co.uk





Property Features

- Impressive Detached Family Home
- Well Established and Much Sought-After Development close to Comber
- Spacious & Versatile Accommodation Offering Huge Potential for the Family Market
- Lower Ground Floor Family Room with Multi-Fuel Burning Stove
- Utility Room & Lower Ground Floor WC
- Spacious Conservatory with Access to Gardens
- Bespoke Fitted Kitchen with Granite Worksurfaces, Open Plan to Living/Dining Area
- Ample Living/Dining Area, with Feature Gas Fireplace
- Five Well Proportioned Bedrooms
- Principal Bedroom Benefitting from En-Suite Shower Room & Large Walk-in Dressing Room
- Bedroom Two with Jack & Jill En-suite Bathroom with contemporary White Suite
- First Floor Contemporary White Suite Family Bathroom
- Oil Fired Central Heating & uPVC Double Glazing Throughout
- Detached Double Garage, with Annex/Study above
- Brick Paved Driveway with Parking for Multiple Cars
- Rear Gardens, Laid in Lawn with Mature Planting & Shrubs
- Side Gardens Laid in Brick Paved Patio, Ideal for Outdoor Entertaining
- Walking Distance to Comber Town Centre Boasting Range of Local Amenities, Leisure Facilities, Local Schools and Restaurants
- Access to Good Road Networks and Public Transport Links for Commuting to Belfast, Newtownards and Bangor
- Popular Local Primary & Post Primary Schools & within Commuting Distance to some of the Provinces Leading Secondary Schools





Total area: approx. 315.0 sq. metres



Directions

Travelling from Comber Square on Killinchy Street towards the roundabout, take the second exit onto Killinchy Road. Turn right into Carnesure Park, Number 6 will be located on the left.



Viewing

By appointment through agent.

Free Valuation

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(01 - 20) G		
<i>Not energy efficient - higher running costs</i>		
	66	73

Comber/Ards Peninsula

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