

simon**BRIEN**  
RESIDENTIAL

6 Manor Park,  
Carnesure, Comber, BT23 5FW



Offers Around £490,000

Telephone 02891 800700  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- A beautifully presented executive style detached family home
- Ideally located within a few minutes' walk from Comber Square
- Set on a large, mature, plot
- Five large sized bedrooms
- Principal bedroom with luxury ensuite
- Large reception hall with Bilinga Mahogany floor
- Superb lounge with feature red brick Inglenook fireplace and bay window
- Great sized family room
- Sunroom with access to rear garden
- Formal dining room with red brick fireplace
- Luxury fitted kitchen/ casual dining room with solid Cherrywood units and range of integrated appliances
- Utility room with access to garage and rear garden
- Downstairs cloakroom comprising modern white suite
- Luxury family shower room comprising modern white suite
- Landscaped gardens laid out in lawns, trees, well stocked flowerbeds, patio area
- Red brick outdoor kitchen with "Firemagic" stainless appliances, granite tops, seating area and fire pit
- Beam vacuum system
- Oil fired central heating system, Grant boiler
- uPVC double glazed windows and doors
- Alarm system

#### SUMMARY

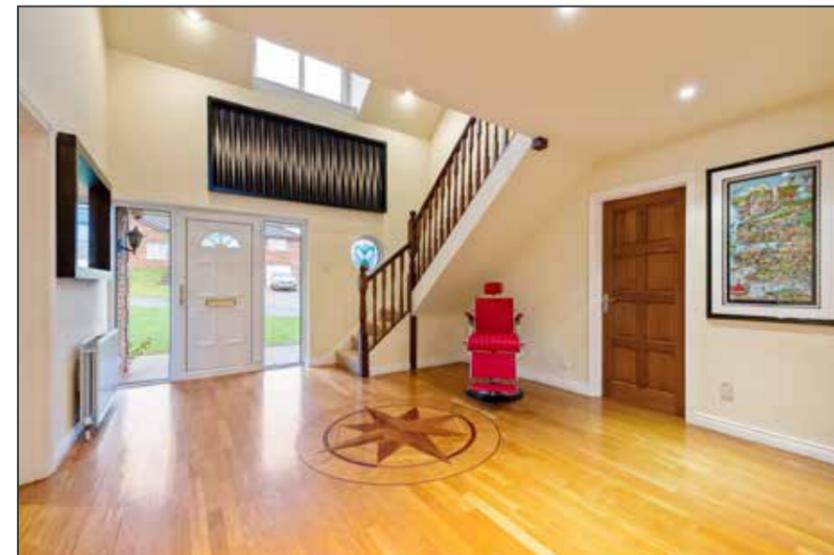
A fantastic opportunity to purchase a home with an abundance of quality specification that also provides the ideal home for a growing family. No. 6 Manor Park is an executive home positioned within the Carnesure development, set just off the Killinchy Road yet within easy strolling distance of Comber Square. Constructed by locally renowned builders, Chambers Homes, to an exceptional standard, and also offers an excellent use of internal space while maximising natural light throughout the home.

With a red brick exterior this substantial property is perfectly placed on a large and mature plot, which instantly adds kerb appeal. Located on the Killinchy side of Comber, the area is known for holding an array of established homes and further provides convenience for commuting to Belfast City, leading East Belfast schools, Stormont Buildings, City Airport and Ulster Hospital can all be easily reached via the A22.

For the water sports enthusiast, Whiterock and Killyleagh are within easy striking distance. The property provides spacious accommodation over two floors, comprising: reception hall, downstairs cloakroom, large lounge with feature inglenook fireplace and bay window, luxury kitchen/ casual dining room in solid Cherrywood units, Granite tops, range of integrated appliances, large utility room, formal dining room, family room and sunroom which offers access to the large rear landscaped garden. Proceeding to the first floor there are five great sized bedrooms, the principal bedroom holds a luxury en suite, there is also a luxury family shower room.

Externally the property sits on a large plot with manicured lawns to the front, selection of mature trees and well stocked flowerbeds. The private rear gardens are simply stunning which have been recently landscaped showcasing a vast Sandstone patio area, large pond with centrepiece metal sculpture water feature, custom designed red brick outdoor kitchen with range of "Firemagic" stainless steel appliances; BBQ, Wok burner, 2 ring gas hob and fridge, there is also a 6 person hot tub and well stocked raised flowerbeds. The property further benefits from an integral double garage which is approached via a large Tobermore brick paved driveway.

To arrange your private viewing appraisal, please contact our Newtownards branch on 02891 800700.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

##### OPEN ENTRANCE PORCH:

Outside light, quarry tiled step, uPVC double glazed front door with matching side panel to Entrance Hall.

##### LARGE ENTRANCE HALL:

Impressive double height feature solid Cherrywood floor, recessed spotlighting, glazed double doors to Lounge.

##### CLOAKROOM:

Modern Villeroy and Boch white suite comprising: Wall mounted wash hand basin with mixer taps, push button WC, fully tiled walls, polished Cherrywood floor, recessed spotlighting.

**LOUNGE:**

**22' 1" x 14' 2" (6.73m x 4.32m)**

Attractive Inglenook fireplace, red brick inset, open fire, quarry tiled floor, two uPVC double glazed windows, sleeper mantle, feature bay window, corniced ceiling, recessed spotlighting, wired for surround sound.



**FORMAL DINING ROOM:**  
**14' 2" x 13' 0" (4.32m x 3.96m)**

Feature red brick fireplace, open fire, polished wooden mantle, quarry tiled hearth, wired for mounted TV, corniced ceiling, recessed spotlighting, double glazed patio doors to Sun Room.



**SUN ROOM:**  
**11' 3" x 10' 3" (3.43m x 3.12m)**

Polished laminate floor, recessed spotlighting, uPVC double glazed door to rear landscaped gardens.



**FAMILY ROOM:**  
**16' 5" x 10' 8" (5m x 3.25m)**

Recessed spotlighting.



**LUXURY KITCHEN/CASUAL DINING ROOM:  
20' 6" x 17' 1" (6.25m x 5.21m)**

1.5 tub single drainer stainless steel sink unit with mixer taps, excellent range of high and low level Cherrywood units, granite work surfaces, 4 ring Neff ceramic hob unit, black stainless steel extractor hood built in AEG oven and microwave, integrated Bosch dishwasher, plumbed for American style fridge freezer, wine rack, wall tiling, polished laminate floor, recessed spotlighting.



**UTILITY ROOM:  
13' 5" x 6' 11" (4.09m x 2.11m)**

Single drainer stainless steel sink unit with mixer taps, range of high and low level units, Formica roll edge work surfaces, plumbed for washing machine, vented for tumble dryer, wall tiling, ceramic tiled floor, recessed spotlighting, uPVC double glazed door to rear. Door to integral garage.



**FIRST FLOOR**

**LARGE LANDING:**

Access to roofspace, LED recessed spotlighting, Hotpress, Joule hot water cylinder.



**PRINCIPAL BEDROOM:**  
**18' 3" x 12' 2" (5.56m x 3.71m)**

Full width range of built in robes, recessed spotlighting, ceiling speakers.

**LUXURY ENSUITE:**

Modern white suite comprising: Large separate fully tiled shower cubicle, Hans Grohe thermostatically controlled shower with rain head, floating vanity sink unit, push button WC, large chrome towel radiator, feature fully tiled walls, ceramic tiled floor, LED recessed spotlighting.



**BEDROOM (2):**  
**19' 5" x 11' 0" (5.92m x 3.35m)**  
Range of built in robes and drawers, access to eaves storage, velux window.



**BEDROOM (3):**  
**14' 1" x 9' 9" (4.29m x 2.97m)**  
Recessed spotlighting.



**BEDROOM (4):**  
**14' 0" x 10' 8" (4.27m x 3.25m)**  
**Into bay.**  
Recessed spotlighting, excellent range of built in office furniture.





**BEDROOM (5):**  
**11' 11" x 9' 10" (3.63m x 3m)**

Double built in robe, recessed spotlighting, ceiling speakers.

**LUXURY SHOWER ROOM:**

Modern white suite comprising: Large walk in shower cubicle with glass panel, Axor Hans Grohe thermostatically controlled shower with rain head and telephone hand shower, pedestal wash hand basin with mixer taps, push button WC, large chrome towel radiator, fully tiled walls, ceramic tiled floor, PVC clad ceiling, LED recessed spotlighting, extractor fan, ceiling speakers.



**OUTSIDE**

**INTEGRAL DOUBLE GARAGE:**  
**19' 9" x 18' 6" (6.02m x 5.64m)**

Remote control up and over door, light and power, Beam vacuum cylinder, plastered ceiling, painted floor, uPVC double glazed side window, separate boiler house with Grant oil fired boiler, plastered ceiling, painted floor, approached via large Tobermore brick paved driveway.

Stunning landscaped gardens to front, side and rear laid out in manicured lawns, feature large pond with sculpture water feature, extensive Sandstone flag patio area, firepit area with bench seating.

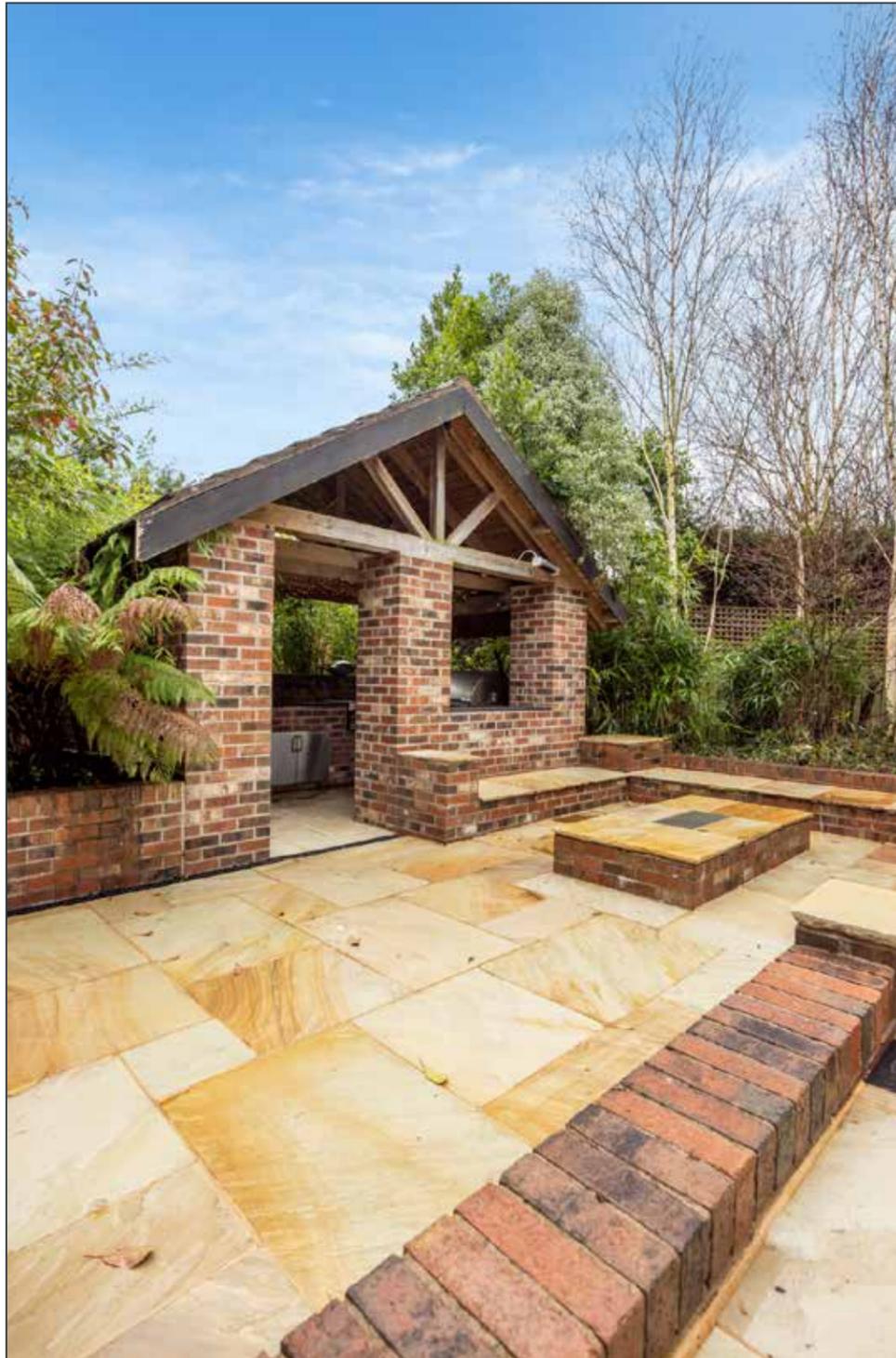


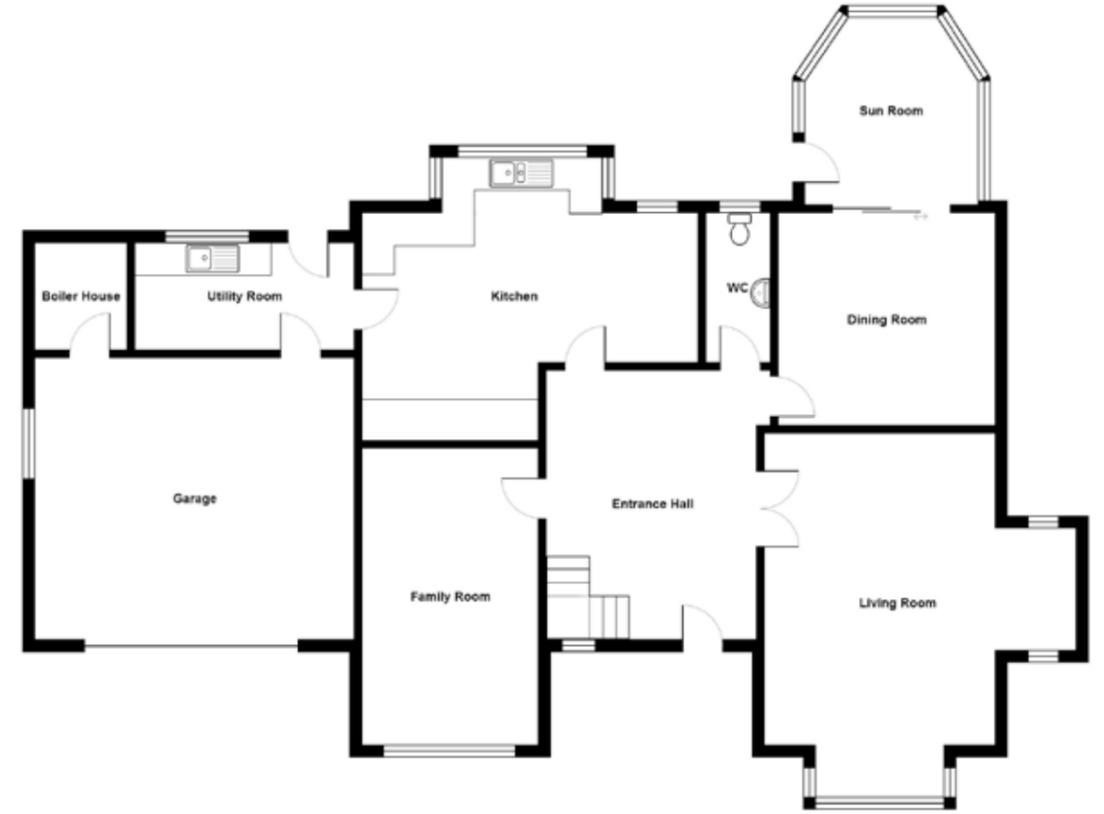
**OUTDOOR KITCHEN AREA IN RED BRICK:**

**12' 1" x 7' 8" (3.68m x 2.34m)**

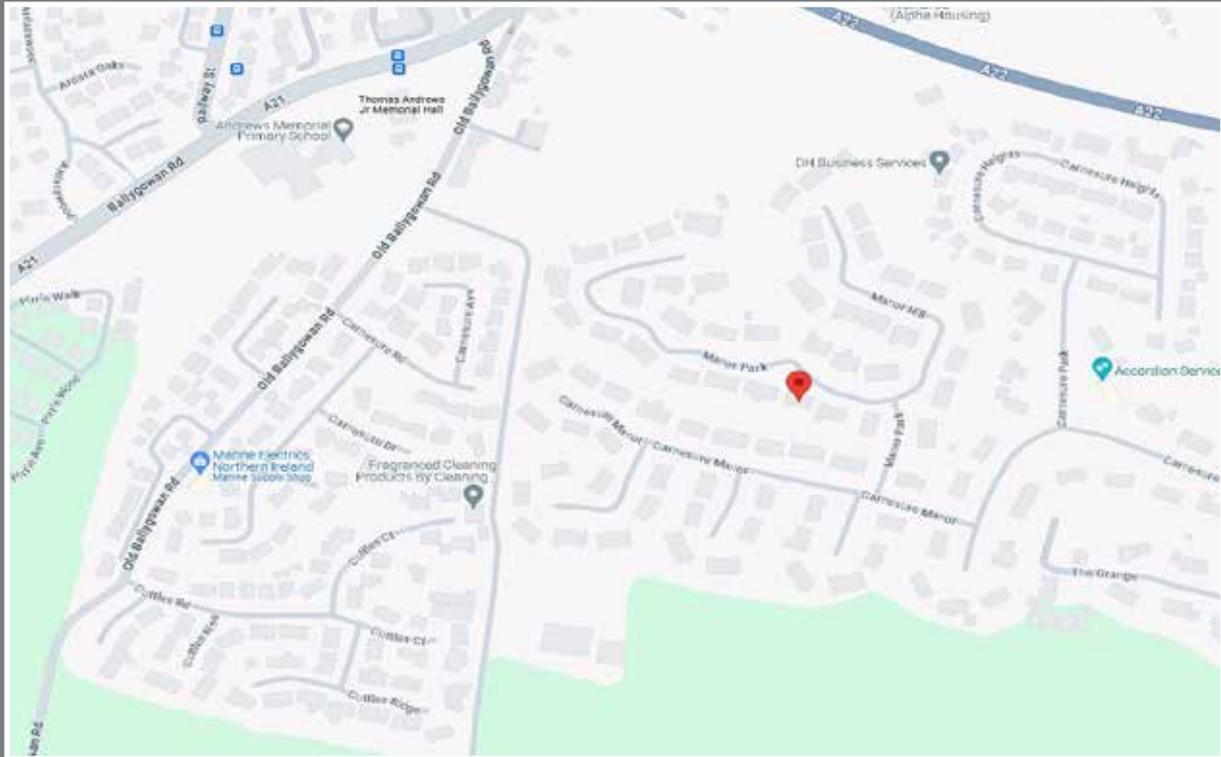
Franke single drainer sink unit with mixer taps, granite worksurfaces, excellent range of 'Firemagic' stainless steel appliances, gas barbecue, large wok burner, two ring gas hob, under counter fridge and stainless steel under counter cupboards, light and power, Sandstone flag floor.

Range of well stocked flowerbeds, trees, shrubs, plants and bushes, fencing, trellising, hot tub, outside lights, outside water tap, access to both sides. 100 year old olive tree.





# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	62 D
39-54	E		
21-38	F		
1-20	G		

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**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

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