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1 Carnesure Manor | Comber, BT23 5SJ
OFFERS AROUND £465,000



The Property

Truly impressive, detached family home situated on a spacious and mature site within the prestigious, sought-after residential address of Carnesure, 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 ground floor there is a bespoke fitted kitchen complemented with granite with granite worktops and ample dining, catering for the lifestyles of today's busy families. Furthermore, there is a spacious lounge with Inglehook fireplace, leading through to the dining room and family room with multi fuel burning stove. To the first floor there are four well-proportioned bedrooms with the principal bedroom benefitting from a contemporary en-suite shower room, bedroom three benefits from a separate study/games room, along with a luxury white suite family bathroom.

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

Externally the front gardens are laid in lawn with mature planting and shrubs, ample brick paviour driveway leading to the integral double garage. To the rear of the property, gardens are laid in lawns along with loose stone pebbled and paved patio areas, 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 £465,000
Detached
4 Bedrooms
4 Receptions



Accommodation

Ground Floor

Spacious Reception Hall

Lounge
23'8" x 14'2"

Dining Room
14'9" x 13'1"

Kitchen/Dining
18'10" x 17'7"

Downstairs WC

Utility Room

Family Room
16'10" x 10'8"

First Floor

Landing

Principal Bedroom
18'8" x 14'2"

En Suite Shower Room

Bedroom Two
12'2" x 9'8"

Bedroom Three
17'7" x 10'9"

Bedroom Four
14'1" x 9'8"

Family Bathroom

Family/Games Room
18'5" x 12'1"

Outside

Integral Double Garage
18'5" x 17'7"

Laid in Brick Paviour Driveway

Mature Hedging & Planting

Rear Garden Laid in Lawns

Stone Pebbled Pathway

Brick Paviour Patio Area

For more information
and photographs
regarding the
accommodation in this
property, please visit:
johnminnis.co.uk





Property Features

- Impressive Brick Built Detached Family Home
- Well Established and Much Sought-After Development close to Comber Town Centre
- Spacious & Versatile Accommodation Offering Huge Potential for The Family Market
- Four Well Proportioned Bedrooms
- Principal Bedroom Benefitting from En-Suite Shower Room
- Gracious Entrance Hall with Vaulted Ceiling
- Spacious Lounge with Brick Inglenook Fireplace and Gas Stove, Double doors to ...
- Dining Room with Solid Hardwood Flooring
- Family Room with Multi Fuel Burning Stove
- Bespoke Kitchen with Granite Worksurfaces and Ample Room for Dining
- Utility Room & Ground Floor WC
- Contemporary White Suite Family Bathroom
- Integral Double Garage
- Oil Fired Central Heating / uPVC Soffits & Facias
- Brick Paved Driveway with Parking for Multiple Cars
- Front & Rear Gardens, Laid in Lawn and Patio 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 of some of the Provinces Leading Secondary Schools



Ground Floor



First Floor



Directions

Travelling from Comber Square on Killinchy Street, take the second exit at the roundabout onto Killinchy Road. Take the first right onto Carnesure Park and follow the road around. Turn right into Carnesure Manor, Number 1 will be located on your right hand side.



Viewing

By appointment through agent.

Free Valuation

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THE SUNDAY TIMES
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(01 - 20) G		
Not energy efficient - higher running costs		
	57	65

Comber/Ards Peninsula

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