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LETTING SPECIALISTS

'Canberra' 4 Carnesure Park | Comber, BT23 5LT
OFFERS OVER £374,950



The Property

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.

This property offers a wealth of spacious and versatile accommodation, which can be utilised dependant on purchasers needs. There are five well-proportioned bedrooms, three reception rooms, a study/home office and a plethora of storage areas, ideal for the growing family market. The formal dining room opens through to the lounge and provides access via French doors to the expansive rooftop sun terrace overlooking the private gardens, ideal for entertaining with family and friends. The fully fitted kitchen opens both to a family dining area and also to the sunroom. In addition, on the ground floor there are two bedrooms, a large bathroom with Adamsez bath and a guest WC. On the first floor there are three bedrooms, with the master bedroom benefiting from an ensuite Hans Grohe shower room, a study/home office, a family bathroom and substantial storage areas. The property also has an extensive alarm system.

Approached via a sweeping driveway, the location offers an excellent degree of privacy and the surrounding gardens are laid in lawns providing extensive areas for children at play, or for entertaining.





Offers Over £374,950
Detached
5 Bedrooms
3 Receptions



Accommodation

Ground Floor

Covered Entrance Porch

Reception Hall

Guest WC

Lounge
17'10" x 17'1"

Dining Room
14'9" x 13'2"

Kitchen/Dining/Living Room
29'2" x 11'10"

Sun Room
13'3" x 10'7"

Bedroom Four - Currently used
as Library/Home Office
23'2" x 11'4"

Bedroom Five
14'6" x 11'9"

Storage/Dressing Room
8'10" x 6'2"

Bathroom
17'10" x 9'5"

Rear Hallway

First Floor

Landing

Master Bedroom
22'4" x 14'10"
En Suite

Bedroom Three
14'9" x 14'3"

Bedroom Two
15'6" x 12'2"

Study
9'2" x 8'3"

Bathroom

Steps Down to Integral Garage

Integral Garage
20'1" x 15'8"

WC

Boiler House

Outside

Extensive Surrounding
Gardens

Rooftop Sun Terrace

Paved Pathways

Sweeping Private Driveway

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





Property Features

- Detached Private Residence in Prestigious, Sought After Residential Area, Comber
- Set Within Extensive Gardens Laid in Lawns Ideal for Children to Play or For Outdoor Entertaining
- Spacious & Versatile Accommodation Offering Huge Potential for The Family Market
- Five Well Proportioned Bedrooms, Master Bedroom with Ensuite Shower Room
- Lounge with Archway Through to Formal Dining Room
- Lounge with French Doors to Expansive Rooftop Sun Terrace Perfect for Entertaining with Family & Friends
- Fully Fitted Kitchen Open to Family Dining/Living Area
- Sunroom Overlooking Rear Gardens
- Ground Floor & First Floor Family Bathrooms
- Additional areas used for a study/home office and substantial walk-in storage
- Double Glazing Throughout & Oil Fired Central Heating
- Sweeping Driveway Providing Ample Carparking Leading to Large Integral Garage with electric insulated door.
- 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



Basement

Approx. 173 sq. metres (1871 sq. ft)



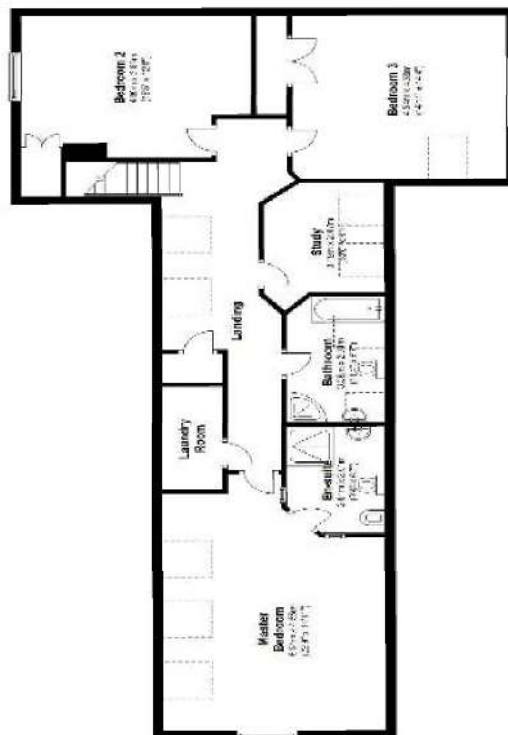
Ground Floor

Approx. 1933 sq. metres (20973 sq. ft)



First Floor

Approx. 185 sq. metres (2000 sq. ft)



Directions

Travelling from Comber Square along Killinchy Street continue straight on at the roundabout onto Killinchy Road and take the first road on the right into Carnesure Park.



Viewing

By appointment through agent.

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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	54	
(21 - 38) F		
(01 - 20) G		
Not energy efficient - higher running costs		
		68



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