



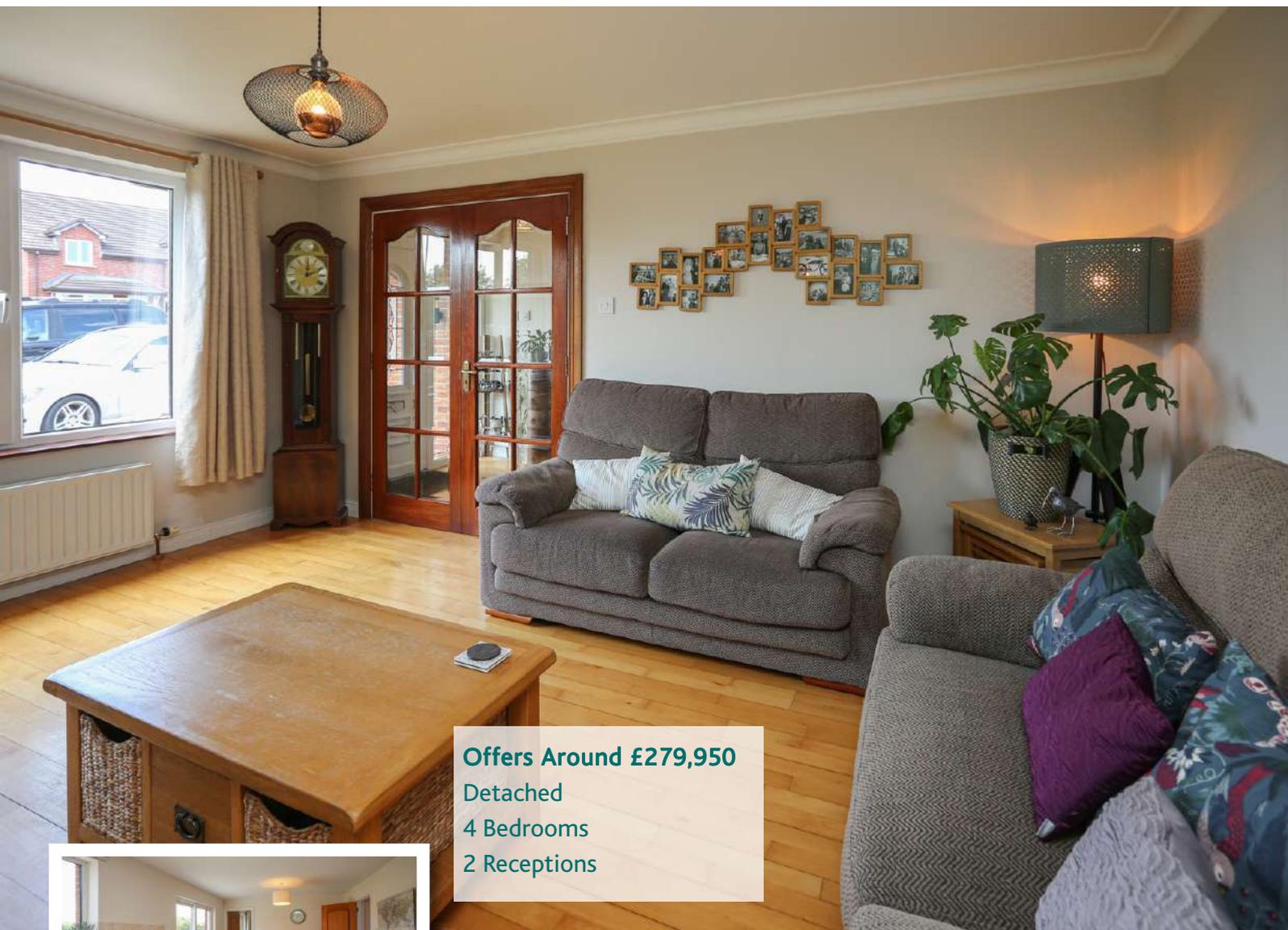
 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

1 Moorfield Drive | Comber. BT23 5WA
OFFERS AROUND £279,950



Scan for Property Details
and to Arrange a Viewing

johnminnis.co.uk  



Offers Around £279,950
Detached
4 Bedrooms
2 Receptions

Property Features

- Beautifully Presented Detached Family Home, Occupying One Of The Largest Sites Within The Sought After Moorfield Development
- Four Well Proportioned Bedrooms
- Primary Bedroom with En-suite Shower Room
- Solid Oak Hardwood Kitchen with Ample Dining & Access to Integral Garage
- Bright & Spacious Lounge with Feature Fireplace
- Separate Family Room
- Ground Floor WC
- White Suite Family Bathroom with Freestanding Bath & Large Walk in Open Shower
- Front, Side & Rear Gardens Laid in Lawns & Patio Areas Ideal for Outdoor Entertaining and for Children at Play
- Large Driveway For, Four Plus Vehicles Leading to Integral Garage
- Oil Fired Central Heating & Double Glazing Throughout
- Freehold!!
- Walking Distance to Comber Town Centre
- Convenient to Road Networks & Public Transport Links for Commuting



Accommodation

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

Ground Floor

Spacious Reception Hall
Downstairs WC
Living Room
16'5" x 12'8"
Kitchen/Dining Area
21'2" x 10'8"
Family Room
10'9" x 10'1"

First Floor

Principal Bedroom
15' x 13'2"
En Suite Shower Room
Bedroom Two
11'9" x 9'8"
Bedroom Three
15'1" x 10'10"
Bedroom Four
10'10" x 8'5"
Luxury Family Bathroom

Outside

Integral Garage
19'10" x 10'10"
Extensive Front Garden
Laid in Lawns
Brick Paviour Driveway
Rear Garden Laid in Lawns
Patio Area



"This beautifully presented detached family home occupies one of the largest sites within the impressive Moorfield development, within walking distance to Comber Town Centre. The location offers excellent convenience to public transport links and the main arterial routes for commuting to Belfast, Newtownards & Bangor. Comber boasts a wide variety of local amenities, shops, restaurants, leisure facilities and local schools."



Directions

Travelling from The Square Comber on Bridge Street, continue onto the Newtownards Road. Bear left onto the Newtownards Road and take the second left onto Moorfield Avenue. Moorfield Drive is the first right turn. Number 1 will be located on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		60	64
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

Viewing

By appointment through agent.

Free Valuation

We offer property valuations and financial advice free of charge to all our clients.

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