



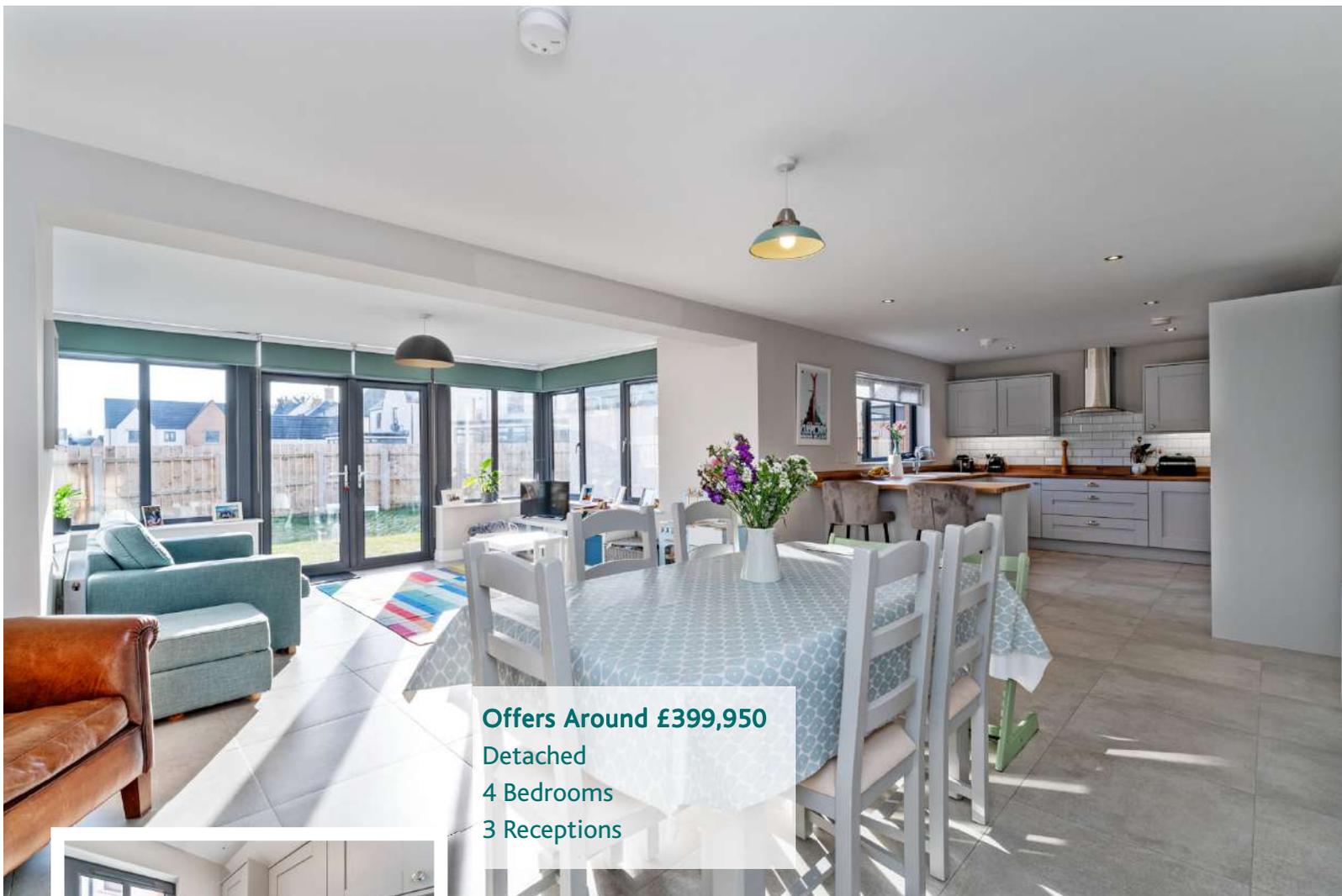
 **JOHNMINNIS**  
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**3 Ashgrove Walk | Comber, BT23 5PJ**  
**OFFERS AROUND £399,950**

**Scan for Property Details  
and to Arrange a Viewing**



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Offers Around £399,950  
Detached  
4 Bedrooms  
3 Receptions

## Property Features

- Impressive detached family home constructed spring 2022
- Spacious and versatile accommodation offering huge potential for the family market
- Large inviting entrance hall with cloaks area and part double-height ceiling
- Spacious lounge with Henley wood-burning stove
- Extensive open plan kitchen / dining leading into sizeable bright sunroom overlooking rear garden
- High specification modern fully-fitted kitchen with grey Shaker style kitchen cupboards and breakfast bar providing an additional seating area
- Excellent storage throughout including downstairs cloakroom and upstairs cupboard with shelving on first floor.
- Downstairs WC
- Four excellent proportioned bedrooms, master benefiting from a modern white ensuite shower room
- Luxury four-piece modern white suite family bathroom
- Detached matching garage with roller door, light, power and alarm
- Large tarmac driveway providing ample off-street car parking
- Front garden laid in lawn with planting and decorative stone border
- Fully enclosed private southerly aspect rear garden laid in lawn with paved patio area ideal for outdoor entertaining, young children and pets alike
- Grey uPVC double glazing, composite doors, gas-fired central heating, alarm system
- Superfast broadband
- Early viewing highly recommended to fully appreciate this beautiful family home



# Accommodation

## Ground Floor

Entrance Hall

Lounge  
14'8" x 14'

Kitchen/Dining  
30'7" x 11'3"

Utility Room  
7'5" x 7'3"

Downstairs WC

Sun Room

## First Floor

Master Bedroom  
12'1" x 11'4"

En suite Shower Room

Bedroom Two  
12'7" x 10'4"

Bedroom Three  
11'3" x 9'

Bedroom Four  
11'4" x 8'8"

Luxurious Family  
Bathroom

## Outside

Front Garden Laid in  
Lawn

Fully Enclosed  
Southerly-Aspect  
Rear Garden

Detached Garage  
18'6" x 9'8"

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

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This truly impressive detached family home, situated in a sought-after modern development on the Killinchy Road only a short walk away from Comber town centre, is finished to an exceptional standard. Close to a wide 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, Dundonald, Newtownards and Bangor via good road networks and public transport links. The property provides bright and spacious accommodation throughout with no expense spared. The versatile layout will suit the needs of a range of purchasers, catering for the lifestyles of today's busy families. To the ground floor there is a bright entrance hall open to cloaks area, family lounge with feature wood-burning stove, much desired open plan modern grey Shaker style kitchen with a large dining area and further sunroom providing yet another family living space overlooking the rear gardens. The ground floor also offers a modern WC and separate utility room. To the first floor there are four excellent proportioned bedrooms, master benefiting from a luxurious white suite ensuite shower room. The modern family bathroom comprises a four-piece white suite. Externally, the front of the property is laid in lawns and has a tarmac driveway with ample off-street car parking. To the rear, a fully enclosed private garden with both lawned and paved patio areas, ideal for entertaining, young children and pets alike. The attributes this property provides continue with a matching detached garage, grey uPVC double glazing, gas-fired central heating, an excellent energy performance rating and an alarm system. This home offers superb accommodation with an exceptional finish throughout. We strongly recommend early viewing to fully appreciate all that this property has to offer.



# Directions

Turn off the Killinchy Road into Ashgrove Development, No.3 is located on your left-hand side



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B		83	83
(69 - 80) C			
(55 - 68) D			
(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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John Minnis Belfast  
7 Library Court  
404 Upper Newtownards Road  
Belfast  
BT4 3GE  
T: 028 9065 3333



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