



## 9 CARNESURE PARK

Comber, BT23 5LT

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*Offers around* **£495,000**



DETACHED | 4  | 2  | 3 

Nestled in the prestigious and sought after Carnesure Park this impressive, detached residence offers a rare opportunity to acquire a spacious family home on an extensive plot.

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Accommodation in brief consists of welcoming entrance hallway, family lounge with feature fire, open plan kitchen / dining space, additional utility room, drawing room with window seat overlooking the beautifully maintained gardens, downstairs WC, downstairs master suite with adjoining dressing room and ensuite shower room and a second downstairs bedroom to the ground floor. To the first floor a family snug, family bathroom, dressing room / office and two further well-proportioned bedrooms.

Externally this property offers extensive stunning gardens laid in lawn with mature planting, pebbled detail, steps to the upper level with bird watching summer house and garden house. The outside space also boasts an enclosed courtyard with garden conservatory, adjoining kitchen and storage shed.

Further benefits include Oil fired central heating, uPVC double glazing throughout and double garage with roller shutter doors and floored attic perfect for additional storage.





## KEY FEATURES

- Extensive Plot with Spacious Family Home Offering a Blend of Comfort, Space and Potential
- Family Lounge with Feature Fireplace
- Open Plan Kitchen / Dining with Range of Integrated Appliances and Ample Dining Space
- Utility Area With Excellent Storage
- Drawing Room with Bay Window and Window Seat Overlooking the Beautifully Maintained Gardens
- Downstairs WC
- Master Suite with Adjoining Dressing Room and Ensuite Shower Room to The Ground Floor
- Four Further Bedrooms
- Family Bathroom with Three Piece Suite
- Additional Office / Dressing Room
- Family Snug To The First Floor
- Stunning Landscaped Gardens Perfect to Relax and Watch Wildlife
- Bird Watching House, Garden House and Garden Conservatory with Adjoining Outdoor Kitchen and Shed For Storage
- Oil Fired Central Heating
- Detached Double Garage with Roller Shutter Doors and Floored Attic
- Fantastic Opportunity to Acquire a Substantial Home in Prime Location with Endless Potential
- Broadband – Ultra Fast

*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.*



ROOM DETAILS

Ground Floor

- Entrance Hallway
- Formal Dining Room  
15'5" x 16'2"
- Drawing Room  
23'6" x 15'2"
- Kitchen/Dining  
18'10" x 13'9"
- Utility Room  
6'7" x 11'11"
- Back Hallway
- Downstairs WC
- Bedroom Four  
11'5" x 9'1"
- Principal Bedroom with  
En-suite  
21'11" x 12'2"
- Dressing Room  
9'6" x 12'12"

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First Floor

- Sitting Room  
13'1" x 14'12"
- Bedroom Two  
13'12" x 15'5"
- Bedroom Three  
14'9" x 13'3"
- Office/Dressing Room/  
Bedroom Five  
8'8" x 9'8"
- Family Bathroom

Outside

- Double Garage  
21'2" x 17'11"
- Bird Watching Summer  
House
- Garden House
- Garden Conservatory
- Sweeping driveway with  
lamp posts
- Award winning private  
landscaped rear garden
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## DIRECTIONS

*From The Square in Comber head down Killinchy Street, through the roundabout onto Killinchy Road and take a right onto Carnesure Park. Continue round and take a right.. Number 17 is located on the right-hand side.*





## THE LOCAL AREA

*Quaint Comber: The ‘home of great taste’ – and famous potatoes! Steeped in rich history, spectacular scenery and fine cuisine, Comber is a number one place to lay your roots.*

*Get on your bike along the Comber Greenway, seven traffic-free miles of the National Cycle Network, talking in Stormont Estate, Scrabo Tower and more. It’s also a wonderful spot for walking or shooting the breeze with the locals in the square ..*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	70	70
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



## OUR BRANCHES

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