



49 ASHGROVE WALK

Comber, BT23 5PJ

Offers around **£499,950**



DETACHED | 5  | 2  | 4 

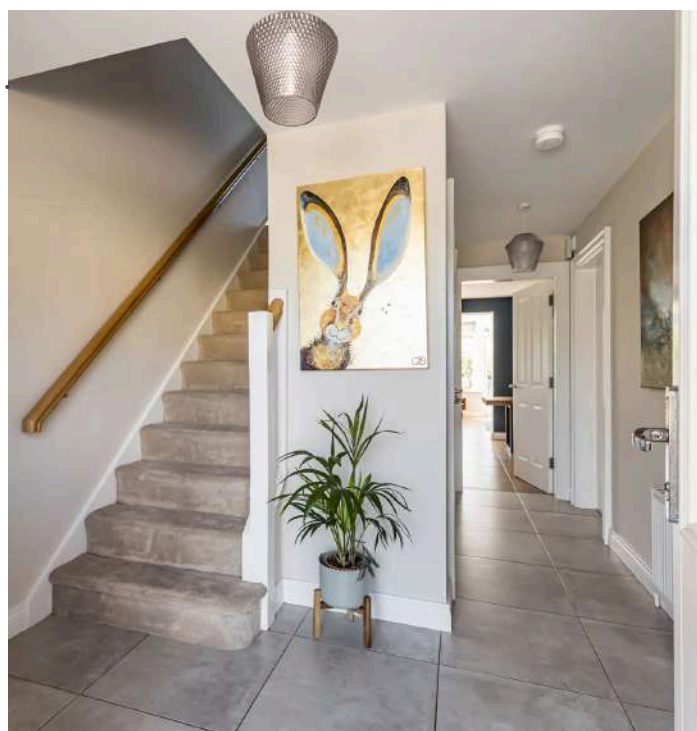
This exceptionally well presented detached family home was built by Lotus Homes in 2022. Nestled in the highly sought after Ashgrove development in Comber.

Boasting an impressive and energy efficient finish throughout this modern home offers a thoughtfully designed layout ideal for contemporary family living. The accommodation includes five generous bedrooms, principal offering an ensuite shower room, a stylish family bathroom complete with both a bath and a separate shower to serve the remaining bedrooms.

At the heart of the home lies a striking open plan kitchen, living and dining area, featuring a bespoke fully fitted kitchen, perfect for entertaining or relaxed family meals and a wood burning stove. The bright and airy space opens seamlessly to a sunning sunroom - a peaceful and private setting rarely found in new developments with views over the countryside.

The property also features a welcoming family lounge with feature multi burning stove, and an additional versatile room ideal as a second family living space or home office, a separate utility room and a downstairs WC. Further benefits include uPVC double glazing throughout, gas fired central heating, fully functional security alarm and a floored roof space with Slingsby ladder.

Outside, the fully enclosed gardens are beautifully landscaped with a combination of composite decking and lawns, all providing the perfect spot for outdoor entertaining, young children and pets alike. A garden room provides further versatile space and could be utilised as a children's den or as a home office. To the front the property also provides ample off street car parking.



KEY FEATURES

- Exceptionally Well Presented Family Home Built By Lotus Homes in 2022
- Extending to 2350 sq. ft with High Energy Efficiency
- Five Well Proportioned Bedrooms - Principal Benefitting an Ensuite Shower Room
- Modern Family Bathroom with Bath and Separate Shower
- Welcoming Family Lounge with Feature Multi Burning Stove
- Family Room / Office
- Open Plan Kitchen / Living / Dining with Bespoke Fully Fitted Kitchen
- Sunroom with Views Over Rolling Countryside
- Downstairs WC / Separate Utility Room
- uPVC Double Glazing Throughout / Gas Fired Central Heating
- Tarmac Driveway Providing Ample Side By Side Car Parking
- Fully Enclosed Private South West Facing Gardens with Both Composite Decking and Lawns
- Garden Room (Currently Used for Garden Storage) Providing the Perfect Home Office / Children's Den
- Management - £165 per Annum
- Early Viewing Highly Recommended!
- Broadband Speed - Ultrafast

There are many local attractions within close proximity including Strangford Lough offering coastal walks and water sports, Castle Espie Nature Reserve perfect for those who love wildlife, and Scrabo Tower providing breathtaking views over the Ards Peninsula.



ROOM DETAILS

Ground Floor	First Floor	First Floor	Outside
<ul style="list-style-type: none">• Entrance Hall• Downstairs WC• Family Lounge 20'1" x 14'8"• Family Room/Office 11'11" x 12'• Open Plan Kitchen/Dining 12'2" x 34'11"• Utility Room 5'8" x 11'4"• Sun Room 12'8" x 17'7"	<ul style="list-style-type: none">• Landing• Family Bathroom• Principal Bedroom 13'3" x 14'6"• Ensuite Shower Room• Bedroom Two 10'4" x 14'2"• Bedroom Three 13' x 14'7"• Bedroom Four 10'9" x 11'6"• Bedroom Five 9'2" x 10'1"	<ul style="list-style-type: none">• Garden Room 7'7" x 13'6"	<ul style="list-style-type: none">• Tarmac driveway providing side by side off street parking• Front garden with mature planting• To the side an enclosed space with both decorative stoned patio area ideal for pets or planting and access to shed• To the rear a fully enclosed private south westerly faced garden with exceptional views over rolling countryside









DIRECTIONS

From Comber Square head towards Killinchy. Ashgrove is the development on the left-hand side. Number 49 is straight in front at the end of the road..



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		
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	
NOT energy efficient – higher running costs		
	CURRENT	POTENTIAL
	84	84

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



OUR BRANCHES

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