



11 CHURCH COURT

Holywood, BT18 9FP

Offers over **£485,000**



SEMI-DETACHED | 5  | 2  | 2 

11 Church Court is a charming semi-detached Victorian-style townhouse that seamlessly combines classic architectural elegance with modern contemporary finishes. This spacious and well-presented home offers the perfect balance of period features and contemporary living.

KEY FEATURES

- Semi-Detached Victorian-Style Townhouse
- Five Spacious Bedrooms, Primary with En Suite Shower Room
- Modern and Contemporary Interior Design
- Private, Enclosed Rear Garden
- Period Features with a Contemporary Twist
- Bright and Airy Living Spaces
- Lounge with Feature Bay Window Leading to...
- Dining Room with Patio Doors to Rear Garden
- Kitchen with Range of Built-in Appliances and Breakfast Bar
- Contemporary Family Bathroom
- Downstairs WC
- Gas Fired Central Heating
- Well-Proportioned Rooms Throughout
- Ideal for Families or Professionals
- Convenient Location in the Heart of Holywood



ROOM DETAILS

Ground Floor

- Reception Hall
- WC
- Lounge
17'8" x 11'10"
- Dining Room
11'10" x 11'3"
- Kitchen
15'5" x 10'7"

First Floor

- Landing
- Bedroom One
17'8" x 11'10"
- Ensuite Shower Room
- Bedroom Two
11'10" x 11'3"
- Family Bathroom

Second Floor

- Landing
- Bedroom Three
13'11" x 11'10"
- Bedroom Four
11'10" x 11'3"
- Bedroom Five
9'8" x 6'7"

Outside

- Allocated Parking
- Front Garden Laid In Lawns
- Enclosed Garden To Rear
- Laid In Brick Paviours
- Mature Planting
- Timer Controlled Lights



To View Floor Plans
scan QR code below



DIRECTIONS

Travelling up Church Road, take a right hand turn into Church Court, number 11 is located on the right hand side.



THE LOCAL AREA

Hollywood, named Best Place to Live in Northern Ireland 2023 by the Sunday Times, is located conveniently close to Belfast on the coast of North Down. Hollywood is known for its beautiful beaches, trendy cafés and for being a foodie heaven! Hollywood is home to many leading secondary and primary schools.

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
	77	78

Scan QR Code to view floor plans and to arrange a viewing.



OUR BRANCHES

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