



**5 Cuttles Court, Comber, BT23 5YR**  
**Deceptively Spacious Detached Home in a Prime Cul-de-Sac Position - £249,950**



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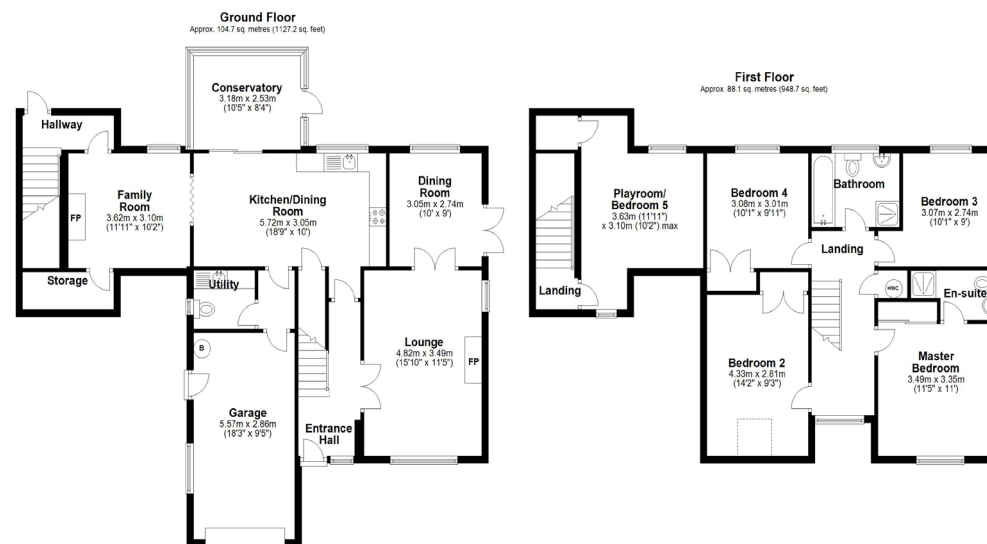
Spacious Detached Home in a Prime Position - £249,950

Extended from the original Chambers Homes design and now offering a tremendous reception layout, conservatory and the bonus of a playroom/home office, it should fulfil every requirement for a modern lifestyle.

## Key Features

- Deceptively Spacious Detached Home in a Prime Cul-de-Sac Position
- Lounge with Double Doors to Dining Room and Separate Family Room
- Double Glazed Conservatory to the Rear
- Four Good Bedrooms For a Growing Family
- Useful Playroom/Home Office
- Family Bathroom with White Suite, Shower Room Ensuite to Master Bedroom Plus Ground Floor WC
- Oil Fired Central Heating
- Double Glazed Windows in PVC Frames
- Tarmac Driveway, Integral Garage and Car Port

## Floor Plans



Total area: approx. 192.9 sq. metres (2075.9 sq. feet)  
For illustrative purposes only. Not to scale. While every effort has been made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement. Plan produced using PlanIt.

5 Cuttles Court, Comber

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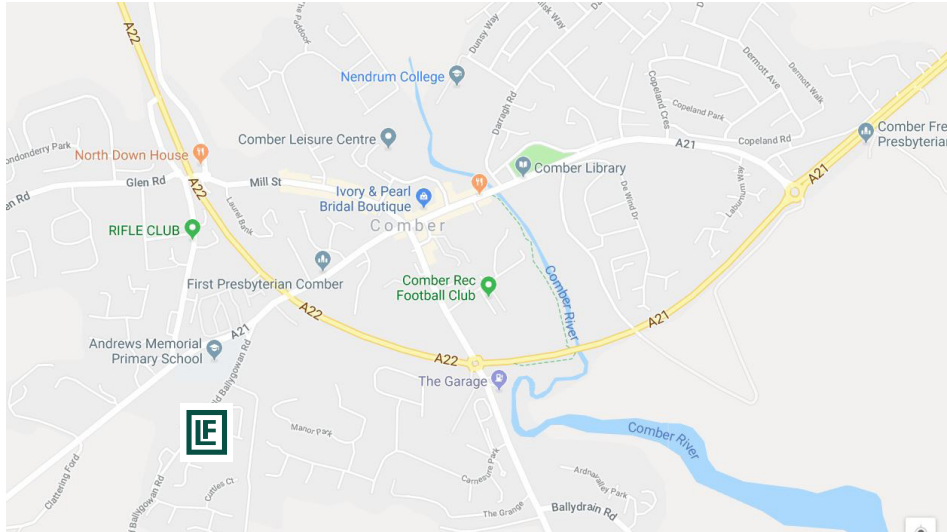
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68	58	67
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

## Office Information

Comber office

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