

# RODGERS & BROWNE

10 The Coaches, Croft Road  
Holywood BT18 0LE

*offers around £399,000*



## THE AGENT'S PERSPECTIVE:

"This is a lovely, bright, modern home which has everything a family could wish for.

The location is ideal with easy access to local amenities and schools and being at the end of a quiet cul de sac is perfect for young children.

There is great flexibility in the layout and can be utilised as three bedrooms and three reception rooms or four bedrooms and two reception rooms – with a large, modern, equipped kitchen at its heart.

Set off by easily managed gardens this is a really attractive, practical and appealing home"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



THE FACTS YOU NEED TO KNOW...

Beautiful detached family home

Renovated throughout over the past couple of years to provide bright and spacious accommodation

Great ‘work from home’ potential

Flexible layout with either four bedrooms and one plus reception or three bedrooms and two plus reception rooms

Stunning Bespoke German kitchen from Parks Interiors with integrated appliances and central island

Living room off the kitchen with views to the countryside

Luxury cloakroom, bathroom and wet room

Extensive use of modern tiling

Remote controlled mood lighting within the kitchen, dining and living areas

Oil fired central heating with NEST automated remote control

Double glazing

Enclosed rear garden laid in lawns with a large, sheltered decking area and outdoor heater

Detached integral single garage or gymnasium

Gravel driveway with parking for two cars

Situated at the end of a quiet cul de sac

Five minutes from Holywood town, close to Ballymenoch Park and Rudolf Steiner School



Stunning contmeporary dining kitchen



Living area open to kitchen / dining



Formal dining room with feature window



Wet room



Modern bathroom

THE PROPERTY COMPRISES:  
Ground Floor

Solid wooden door with etched glazed side lights leading to:

**BRIGHT AND SPACIOUS ENTRANCE HALL:** Stairs leading to lower level and upper ground floor. Porcelain tiled floor and skirting, wall lighting, staircase to first floor, glass door to garden, low voltage lighting.

**CLOAKROOM:** 6’ 10” x 5’ 3” (2.08m x 1.6m) Comprising low flush wc, rice bowl sink unit with mixer tap set on a wooden shelf. Porcelain tiled floor. Low voltage lighting.

**DRAWING ROOM:** 14’ 0” x 11’ 1” (4.27m x 3.38m) Low voltage lighting.

**LIVING ROOM/BEDROOM 4:** 12’ 1” x 11’ 1” (3.68m x 3.38m) Low voltage lighting.

**CONTEMPORARY BESPOKE GERMAN KITCHEN OPEN TO LIVING AND DINING AREA:** 31’ 11” x 12’ 1” (9.73m x 3.68m) Bespoke German kitchen from Parks Interiors with extensive range of white high gloss high and low level units with Composite stone worktop and splash back, under unit lighting, central island with integrated sink unit with mixer tap, Siemens eyelevel microwave oven and oven, Siemens four ring ceramic hob with extractor above, integrated dishwasher, integrated fridge freezer, concealed plug stand within Island, porcelain tiled floor. Living area with stone fireplace, granite inset and hearth with open fire. Double glazed sliding doors to rear decking and garden, views to the countryside, remote control low voltage mood lighting. Double glazed doors leading to Entrance Hall.

**First Floor**  
**LANDING:** Hotpress with pressurised copper cylinder and shelving. Access to roofspace.

**MASTER BEDROOM:** 16’ 7” x 11’ 1” (5.05m x 3.38m) at widest points

**WET ROOM:** 11’ 0” x 4’ 10” (3.35m x 1.47m) Con-temporary wet room comprising shower with over drencher and telephone shower, low flush wc, floating wash hand basin with mixer tap, partially tiled walls and ceramic tiled floor.

**BEDROOM (2):** 12’ 2” x 10’ 1” (3.71m x 3.07m) Double glazed Velux window. Low voltage lighting. Glimpses of Belfast Lough.

**BEDROOM (3):** 12’ 1” x 9’ 4” (3.68m x 2.84m)

**LUXURY BATHROOM:** 7’ 9” x 5’ 7” (2.36m x 1.7m) Modern white suite comprising panelled bath with mixer tap, Aqualisa electric shower over, contemporary floating sink unit with mixer tap and under cabinet, low flush wc, partially tiled walls and ceramic tiled floor. Double glazed Velux window.



## Lower Level

**STUDY HALL:** Porcelain tiled floor, under stair storage. Access to:

**GARAGE:** 21' 1" x 12' 0" (6.43m x 3.66m) Up and over door. Rubber flooring for gymnasium, Utility area, plumbed for washing machine. Stainless steel single drainer sink unit with mixer tap. Service door to rear. Boiler House Oil fired central heating boiler. PVC Oil tank Timber garden store / bike store..

**ROOFSpace:** Floored and insulated, ladder access.

## Outside

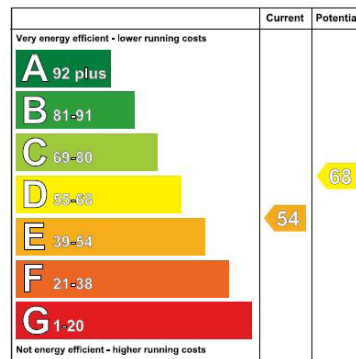
Outside lights. .

Front garden laid in lawns with steps leading to the front door. Gravelled driveway with parking for two cars. Fully enclosed rear garden laid in lawns and large decking area with electric outdoor heater

**VIEWING BY APPOINTMENT WITH RODGERS & BROWNE.**

## Additional Information

### ENERGY PERFORMANCE CERTIFICATE (EPC)



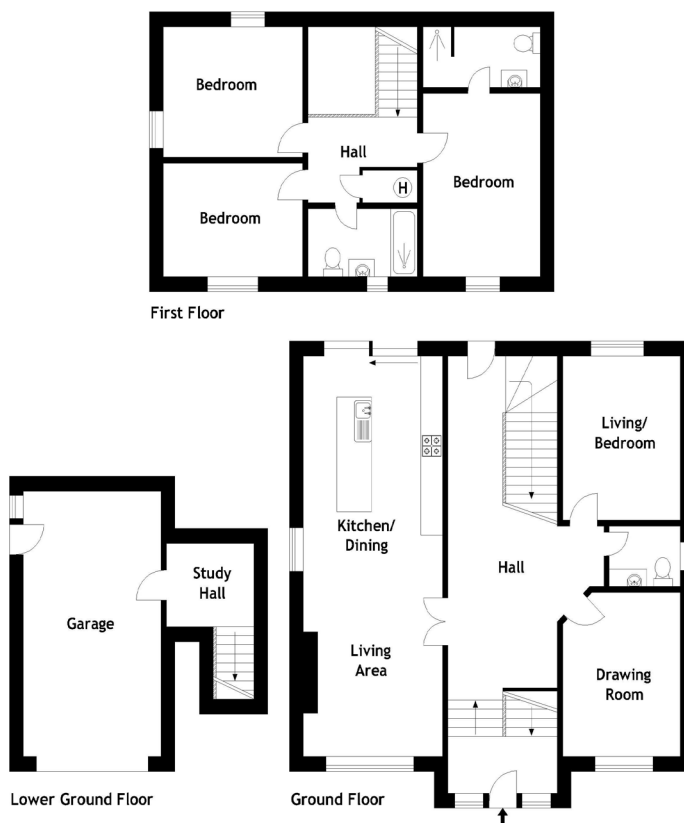
A copy of the EPC and Recommendation Report can be viewed via our web site [rodgersandbrowne.co.uk](http://rodgersandbrowne.co.uk).

### RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2020 /2021 is £3048.00 based on **CRV** of £380,000

## FLOORPLAN



FOR IDENTIFICATION ONLY NOT PART OF ANY SALE, LEASE OR CONTRACT.  
NOT TO SCALE  
C.2,230 SQ.FT.



## Sales Lettings Property Management

EXPERIENCE | EXPERTISE | RESULTS

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