

# RODGERS & BROWNE



4 Croft Manor, Croft Road  
Holywood BT18 0QD

*offers around £799,950*



## *The Owner's Perspective...*

" A great place to raise a family being situated in a cul de sac and with an enclosed garden. The location is great for walking into Holywood, to the beach at Seapark and the coastal path. There is also easy access to the City airport and the train to Belfast.

We have been very happy here for nearly thirty years and have no doubt the next family will enjoy it as much as we have".



76 High Street, Holywood, BT18 9AE

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Family Room opening into Conservatory



Large double glazed conservatory



First floor landing



Morso wood burning stove

*The facts you need to know...*

Attractive and spacious family home c. 3,400 sq ft

Four bedrooms, three reception rooms, plus large conservatory and study

Mature, sunny garden, c. 0.4 acre with private, wooded outlook to rear

Very convenient location within walking distance of town centre and coastal path at Seapark

Cul de sac

Oil fired central heating

uPVC double glazing

Double garage

Cloakroom, bathroom and two ensembles

Painted shaker style kitchen with separate utility room

Interesting and flexible split level layout

Excellent decorative order and beautifully presented

Very convenient to Belfast, City Airport, Bangor, Holywood and Newtownards

Ballymenoch Park also a short walk away





Drawing room



Shaker style kitchen with range recess



Kitchen with space for dining



Stainless- steel range cooker

## The property comprises...

### GROUND FLOOR

**COVERED OPEN PORCH** Hardwood double glazed front door with leaded glass panes.

**RECEPTION HALL:** Light maple flooring.

**CLOAKROOM:** Hanging space, separate low flush wc, pedestal wash hand basin, half tiled floor, separate cloaks cupboard.

**DINING ROOM:** 17' 10" x 11' 11" (5.44m x 3.63m) Bay window, light maple flooring.

**STUDY/HOME OFFICE** 8' 10" x 8' 7" (2.69m x 2.62m) Light maple flooring.

**KITCHEN:** 19' 8" x 17' 10" (5.99m x 5.44m) Extensive range of painted shaker stye high and low level cupboards, laminate worktops, one and a half tub single drainer stainless steel sink unit, Rangemaster stainless steel range cooker in tiled recess with reclaimed brick detail, dishwasher, 'American' fridge freezer, also polished granite worktops, tiled floor, recessed lighting, space for breakfast table and chairs.

**UTILITY ROOM:** 9' 7" x 7' 5" (2.92m x 2.26m) Extensive range of cupboards, laminate worktops, single drainer stainless steel sink unit with mixer tap, tiled floor, plumbed for washing machine, double doors to patio and outside. Door to integral double garage.

**Stairs down to:**

### LOWER LEVEL

**DRAWING ROOM:** 22' 9" x 14' 5" (6.93m x 4.39m) Feature marble fireplace and hearth inset bio-ethanol fire, corner window, oak flooring, cornice and ceiling rose, double bevelled glass doors from hall.

**FAMILY ROOM:** 14' 5" x 14' 0" (4.39m x 4.27m) Oak flooring, cornice ceiling, centre rose, Morso wood burning stove, sliding doors to:

**LARGE UPVC DOUBLE GLAZED CONSERVATORY** Oak flooring, light, power and heat, double uPVC double glazed doors to timber deck and gardens, side door to patio.





Main bedroom with built-in wardrobes

**FIRST FLOOR**  
Large double glazed Velux window lighting hall and landing.

**MAIN BEDROOM 18’ 4” x 14’ 5” (5.59m x 4.39m)** ‘His and Hers’ built-in wardrobes, sliding doors and dressing mirrors, lovely, wooded outlook. Juliet balcony.

**ENSUITE SHOWER ROOM:** Comprising low flush wc, floating vanity unit, Utopia sink unit with mixer tap, fully tiled walls, extractor fan, timber effect flooring, chrome towel radiator, shower cubicle with marble effect shower panels, Aqualisa thermostatically controlled shower drencher and telephone hand shower.

**BEDROOM (2): 14’ 5” x 14’ 0” (4.39m x 4.27m)** Lovely outlook, extensive range of built-in wardrobes.

**ENSUITE SHOWER ROOM:** Corner vanity wash hand basin with mixer tap, low flush wc, fully tiled walls, fully tiled shower cubicle,thermostatically controlled shower, Aqualisa telephone shower, extractor fan, tiled floor.

**SECOND FLOOR**

**BEDROOM (3): 14’ 4” x 11’ 11” (4.37m x 3.63m)** Extensive range of built-in wardrobes, pine flooring.

**BEDROOM (4): 21’ 2” x 13’ 3” (6.45m x 4.04m)** Extensive range of built-in wardrobes, pine flooring, access to eaves storage.

**FAMILY BATHROOM 11’ 0” x 8’ 6” (3.35m x 2.59m)** White suite comprising panelled bath with mixer tap, vanity unit wash hand basin with mixer tap, low flush wc, tiled walls, corner shower cubicle with thermostatically controlled shower, telephone hand shower, extractor fan.

**LARGE WALK-IN SHELVED LINEN ROOM** Access to roofspace, storage.

**OUTSIDE**

**INTEGRAL DOUBLE GARAGE: 18’ 8” x 18’ 0” (5.69m x 5.49m)** Twin electric remote control doors. Door to rear. Oil fired central heating boiler. Light and power. Loft storage.

Brick pavior driveway/turning and parking for several cars, Double gates to rear. Car charging point.

Mature gardens to front, side and rear, in lawns, flowerbeds, shrubs, mature trees with wooded outlook to rear. Sunny aspect. Large, flagged terrace/barbecue and sun deck to rear.

**Note:** A Management Company is in place here to administer the cost of maintaining a pumping station, its insurance, a sinking fund towards any future expense of same and the provision of Public Liability insurance for all residents. The current cost is £550 per annum. Also, each owner is to pay 1/5th of the cost of maintaining / repairing the private road when and if required. Finally, to keep in working order and illuminated, the street lamp at the corner of the garage, during hours of darkness.



En suite



Bedroom 2



Bedroom 4

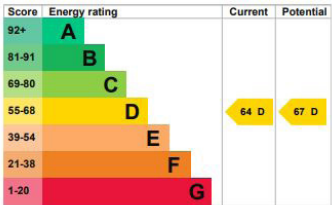


Shower room on second floor

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE	Y	N	N/A
Is there a property management company?	■		
Is there an annual service charge?	■		
Any lease restrictions (no AirBnB etc) ?		■	
On site parking?	■		
Is the property ‘listed’?		■	
Is it in a conservation area?		■	
Is there a Tree Preservation Order?	■		
Have there been any structural alterations?			■
Has an EWS1 Form been completed?			■
Are there any existing planning applications?		■	
Is the property of standard construction?	■		
Is the property timber framed?		■	
Is the property connected to mains drains?	■	SEE NOTE	
Are contributions required towards maintenance?	■	SEE NOTE	
Any flooding issues?	■		
Any mining or quarrying nearby?	■		
Any restrictive covenants in Title?			■

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)	
Electricity	MAINS SUPPLY
Mains gas	N/A
LPG	N/A
Mains water	YES
Cable TV or satellite	VARIOUS SUPPLIERS
Telephone	VARIOUS SUPPLIERS
Broadband and speed	UP TO 1000 MBPS

**ENERGY EFFICIENCY RATING (EPC)**



**STAMP DUTY** From 23rd September 2022 property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override still applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000. Please contact your own legal adviser with any queries.

**TENURE:** Leasehold - 400 years from 1st July 1996 at a ground rent of £100 per annum

**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 2024 /2025 is c. £3654.00

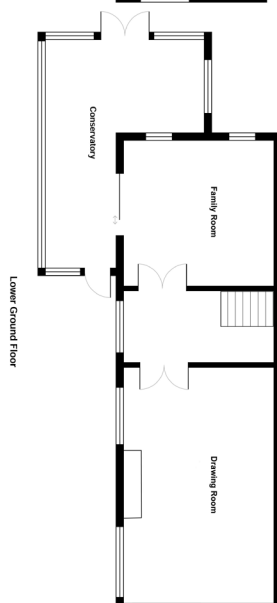
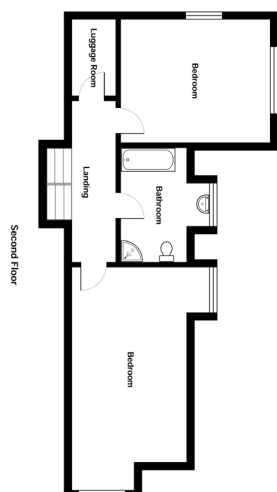
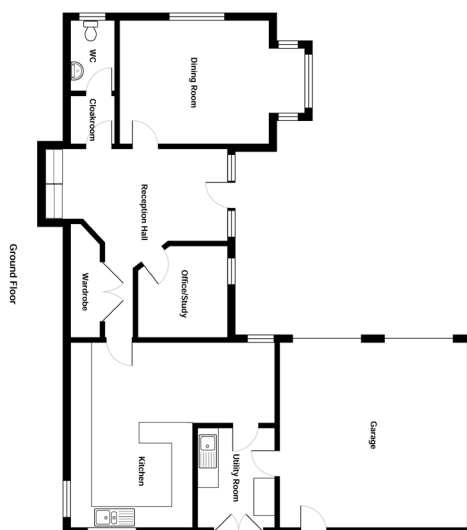
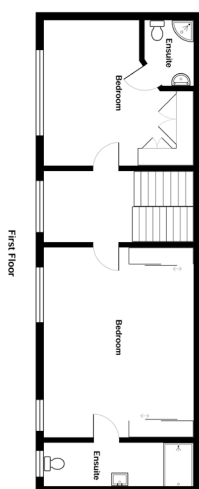


## Location

From junction of Old Bangor Road and beginning of Croft Road, travel 400 yards up Croft Road and Croft Manor is on right hand side.



## Floor plan



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### Disclaimer

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