



11A Carnesure Park,
Comber,
NEWTOWNARDS,
BT23 5LT

Offers Over
£549,950

Viewing by
appointment with
& through agent
028 90 424747



Set within one of Comber's most desirable developments, this beautifully designed detached home combines modern luxury with effortless practicality. Its generous proportions and clean, contemporary finishes make it ideal for families who value space, style and thoughtful detail. At its heart lies a striking open-plan kitchen, dining and living area—an inviting space that flows naturally, supported by a separate utility room and a well-placed downstairs WC. A more formal lounge, complete with a feature gas fire and bespoke panelling, offers a quiet retreat.

Upstairs, the sense of space continues with five well-appointed bedrooms. The principal suite is particularly impressive, featuring a walk-through wardrobe and a private ensuite finished to a high standard. Each additional bedroom offers flexibility—whether for family, guests or working from home. The main bathroom is both elegant and functional, with a freestanding bath and separate shower that

reflect the home's attention to comfort and design.

Step outside and the lifestyle offering continues. A private, easily maintained garden is enhanced by a bespoke outdoor room—complete with its own kitchen and cinema setup—perfect for entertaining or relaxing in style. An integrated garage with specialist gym flooring adds another layer of convenience. Just a short stroll from Comber's cafés, shops and schools, with seamless access to Belfast and the Comber Greenway, this is a home that balances quiet luxury with everyday ease.

Call us today to arrange a private viewing.



- Stylish and spacious detached home in a sought-after development
- Stunning open-plan kitchen, dining, and living area with separate utility room
 - Elegant lounge featuring a gas fire and bespoke wall panelling
- Impressive outdoor entertaining space with fitted kitchen and cinema area
 - Convenient ground floor WC and family-friendly layout throughout
- Generous principal bedroom with luxury ensuite and walk-through wardrobes
- Four additional well-proportioned bedrooms, ideal for family, guests or home office use
 - Contemporary family bathroom with walk-in shower and freestanding bath
 - Enclosed, low-maintenance garden perfect for relaxing or entertaining
 - Integrated garage fitted with professional-grade gym flooring
 - Oil central heating and energy-efficient uPVC double glazing
 - Excellent transport links to Belfast via road and public transport
- Within walking distance of Comber town centre, schools, cafés, and local shops
- Ideally positioned for access to the Comber Greenway and Strangford Lough

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The Property Comprises:

Ground Floor

uPVC composite front door with glazed side panels to . . .

ENTRANCE HALL: Minstrel gallery, oak effect laminate flooring.

DOWNSTAIRS W.C.: Low flush wc, Roca wash hand basin with chrome mixer tap, large feature mirror, ceramic tiled floor.



LOUNGE: 22' 4" x 15' 1" (6.8m x 4.6m) Dual aspect to front and rear, parquet style wooden floor, feature wall and gas fire.



KITCHEN WITH DINING AREA : 22' 4" x 19' 4" (6.8m x 5.9m) Feature windows with outlook to front, excellent range of high and low level units, integrated fridge freezer, Nordmende double oven and combi microwave oven, Neff electric hob with extractor fan, Indesit integrated dishwasher, quartz island unit with a 1810 large stainless steel sink, with chrome mixer tap. Dining area with two large windows overlooking the side of the property.



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LIVING AREA: 16' 5" x 14' 5" (5.0m x 4.4m) Wood burning stove, parquet wooden floor. Patio doors to outdoor living space.



UTILITY ROOM: 17' 5" x 4' 7" (5.3m x 1.4m)
Excellent range of high and low level units,
wooden parquet flooring, plumbed for washing
machine and tumble dryer. access to garage.

First Floor

LANDING: Dual aspect windows to front and rear, access to partially floored roofspace with power via Slingsby type ladder.

PRINCIPAL BEDROOM SUITE: 22' 4" x 18' 1" (6.8m x 5.5m) (at widest points). Outlook to front, Juliette balcony, low voltage spotlights. Open plan to . . .



DRESSING ROOM: Excellent storage space.

ENSUITE SHOWER ROOM: Comprising fully tiled double shower enclosure Grohe shower unit with drencher shower head and body attachment, Roca low flush wc, wash hand basin with chrome mixer tap and storage beneath, large feature mirror, heated towel rail, feature window, ceramic tiled floor.



BEDROOM (2): 15' 1" x 10' 10" (4.6m x 3.3m) Currently used as an office/study, grey wood effect laminate wood flooring, outlook to front, low voltage spotlights.



BEDROOM (3): 15' 1" x 10' 10" (4.6m x 3.3m) Low voltage spotlights, outlook to rear.

BEDROOM (4): 14' 9" x 10' 10" (4.5m x 3.3m) Low voltage spotlights, outlook to rear.



BEDROOM (5): 12' 10" x 9' 2" (3.9m x 2.8m) Currently used as a TV room/snug. Walk-in wardrobe, oak effect laminate flooring, low voltage spotlights, outlook to side.



FAMILY BATHROOM: Raised area for free standing bath with chrome mixer tap, Roca wash hand basin with chrome mixer tap and storage unit below, low flush wc, heated towel rail, fully tiled shower cubicle with Grohe shower unit, drencher shower head and body spray attachment, ceramic tiled floor, low voltage spotlights.



Outside

Electric gates, tarmac driveway with ample parking for 3-4 cars. Storage shed to the side.

Private rear garden in Astroturf, ideal for children at play, enjoying all day sunshine, mature trees and hedging.

GARAGE: 18' 1" x 11' 10" (5.5m x 3.6m) Electric up and over door, heavy duty rubber tiled floor ideal for a gym.

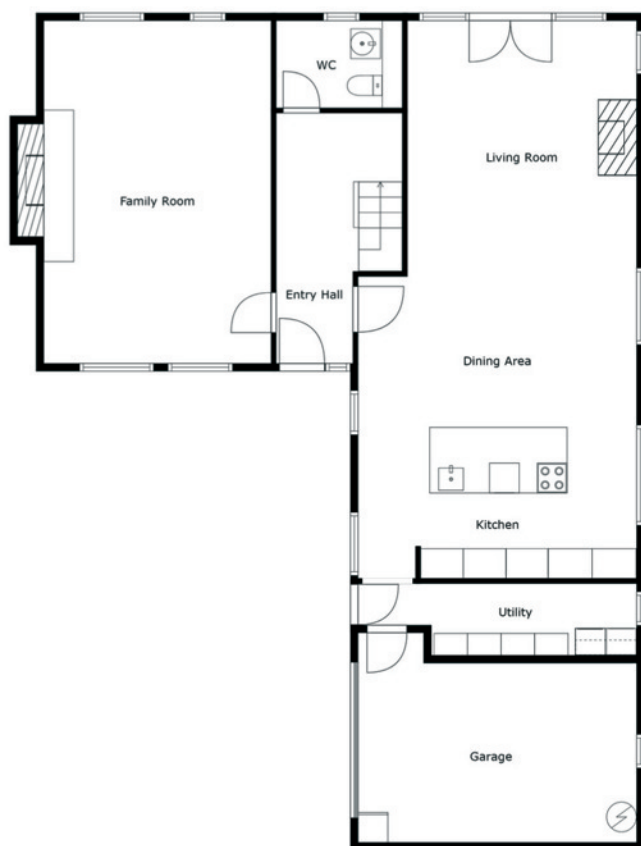


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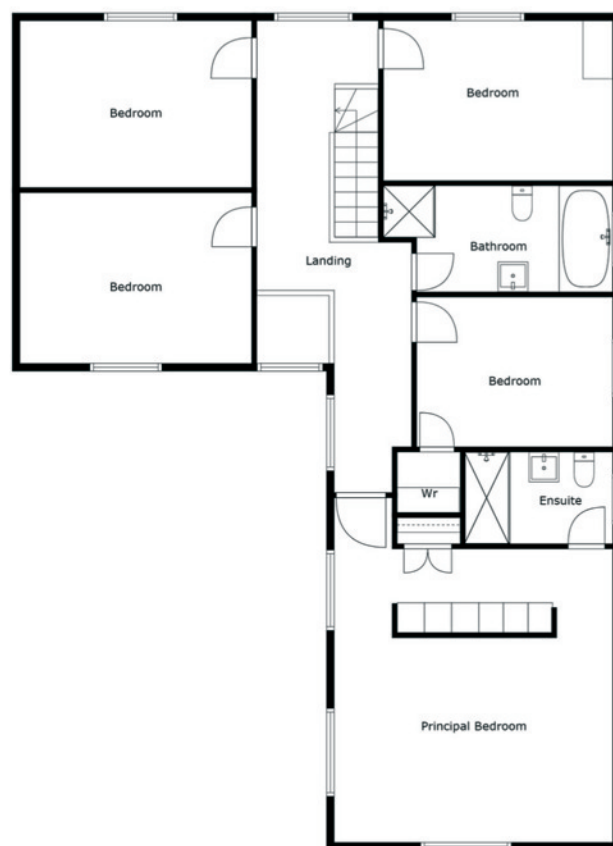
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COVERED OUTDOOR LIVING SPACE: Kitchen area with drinks fridge, large stainless steel sink with chrome mixer tap, integrated cinema screen, barbecue area, wood store, porcelain tiled floor, outdoor eating area.





Floor 1

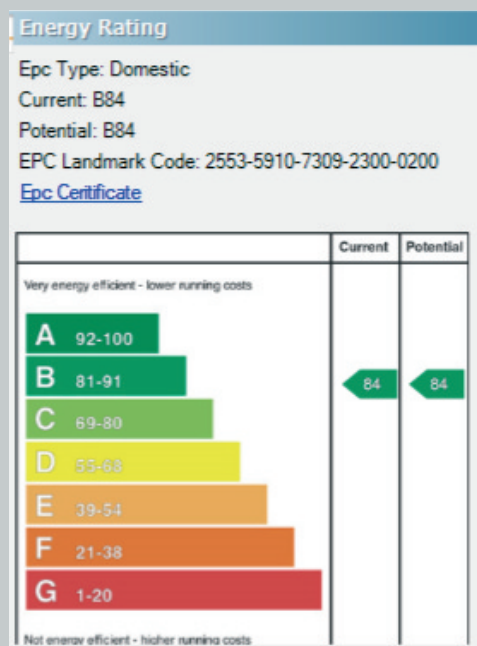


Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From The Square in Comber, travel along Killinchy Street onto Killinchy Road. Take a right onto Carnesure Park. Follow the road round and as the road straightens out number 11a is on the right side.



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