



**FRASER CLIFFORD**  
DEVELOPMENTS



Luxury Country Living

17 Ballycreely Road  
Comber







## LUXURY COUNTRY LIVING

Positioned on approximately 0.9 acre site, the property is approached via electric gates with gardens front, side and rear. There is a large patio area overlooking the surrounding countryside and a tarmac driveway with ample space to park and turn.

Detached double garage with a large 1st floor room above for a potential home office/games room.

### Features

- New c.4000 sq ft detached home
- Double garage with c.530 sq ft room above
- 0.9 acre site
- Four bedrooms, two with en-suite
- Generous lounge
- Utility room & downstairs w/c
- LPG Calor gas heating/double glazing
- Extensive gardens front, side & rear
- Tarmac driveway with ample parking
- Solar panels













## Energy Efficient

**EPC: A93**

**PV Solar Array**

**Insulated structural floor slabs**

**Highly insulated timberframe**

**Gas central heating system**

**Ground and first floor thermostats**

**Mechanical heat recovery ventilation**

**Low E coating, argon filled double glazing**



*All of the above keeping running costs to a minimum*



## Solar Panels

4 kW solar panel system

Eddi hot water diverter (redirects surplus solar power)

Battery-ready inverter (battery optional extra)





## Core Specification

### Kitchen

The luxury kitchen consists of Classic Shaker style units with Michelangelo quartz work top island.

Integrated appliances:

- Bora downdraft hob
- Twin AEG ovens
- Quooker boiling water tap
- Tall fridge and tall freezer
- AEG dishwasher
- Wine fridge

### Utility Room

- Bastille light grey doors
- Large worktop area with inset coloured quartz sink
- Plumbed for washing machine
- Tiled floor continued from kitchen

### Bathroom and Ensuites

- Thermostatically controlled showers
- Ceramic tiled floor
- Vanity units in bathroom and en-suites
- Tiled showers

### Electrics

- Excellent range of TV, light and double socket points
- Internet connection points
- Telephone connection points

### Outside

- Access to large patio from kitchen and lounge
- External socket
- Outside tap
- Front and rear lighting
- Tarmac driveway

### Security

- Alarm
- Electric gates with GSM intercom
- Mains powered smoke and carbon monoxide alarms





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Having a wealth of experience behind them, Fraser Clifford Developments have produced a highly efficient home with low running costs for this day and age.



# Floor Plans

Lounge 33'7" x 16' (10.24m x 4.88m)

Kitchen/Dining/Living 41'11" x 19' (12.8m x 5.8m)

Walk-in Pantry 6' 8" x 6'4" (2.03m x 1.93m)

Utility 9'6" x 9' (2.9m x 2.74m)

Snug/Study 10'9" x 8'9" (3.28m x 2.67m)

Master Bedroom 18'9" x 14'7" (5.72m x 4.45m)

Master En-Suite 11'8" x 6'5" (3.56m x 1.96m)

Dressing Room 11'8" x 7'2" (3.56m x 2.18m)

Bedroom Two 19'5" x 14'6" (5.92m x 4.42m)

En-Suite Two 8'9" x 4'7" (2.67m x 1.40m)

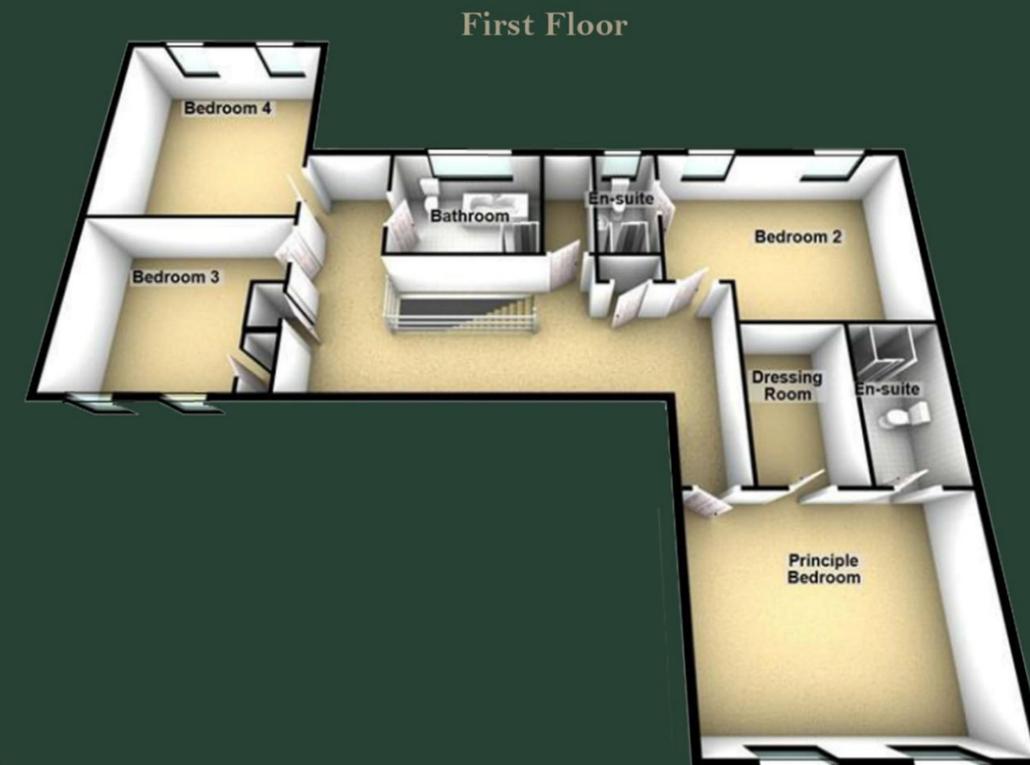
Bedroom Three 16'1" x 13' (4.90m x 3.96m)

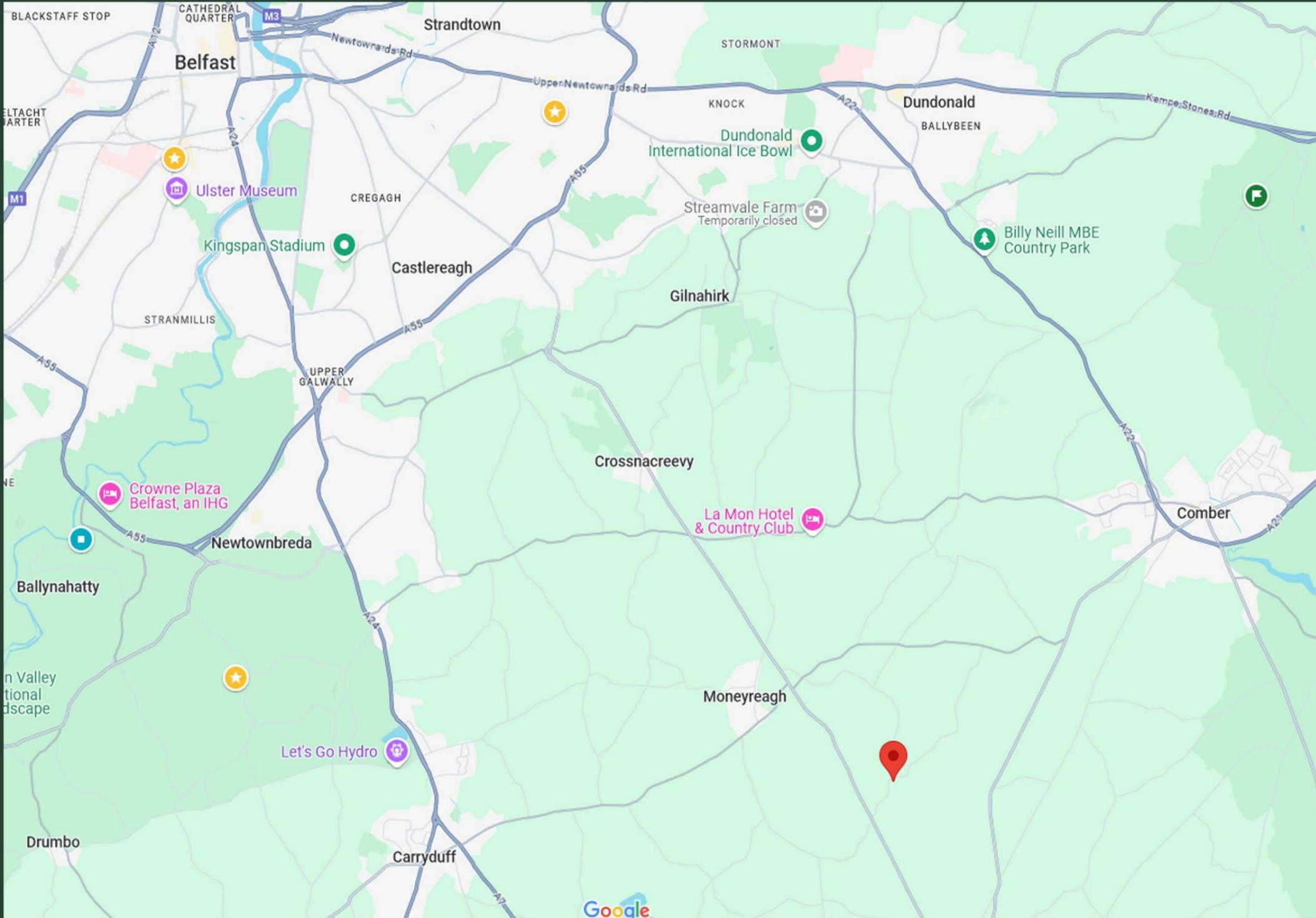
Bedroom Four 17'5" x 15'8" (5.31m x 4.78m)

Bathroom 11'7" x 8'9" (3.53m x 2.67m)

Detached Double Garage 26' x 20' (7.92m x 6.10m)

Home Office/Games Room 26' x 20' (7.92m x 6.10m)





La Mon Hotel - 7 Mins

Comber - 7 mins

Carryduff - 10 Mins

Forestside - 15 mins

Belfast - 20 mins

## Ground Floor

### Entrance

Large square ceramic tiled flooring. Cloakroom and under stair storage.

### Lounge 33'7" x 16'0 (10.24m x 4.88m)

Gas stove. Engineered oak flooring. Large glazed area overlooking the surrounding countryside.

### Kitchen / Dining / Living 41'11" x 19'0" (12.8m x 5.8m)

A Classic Shaker kitchen, painted in an elegant Reed green and featuring tall units with twin AEG ovens, integrated tall fridge and separate tall freezer. Double larder unit (internal light) with spice shelves.

Complimentary Sage green island with Michelangelo quartz worktops, integrated Bora induction hob/downdraft extractor, double bowl ceramic inset sink with a Quooker hot tap, wine fridge, AEG integrated dishwasher and ample breakfast bar seating.

Living area with cast iron wood burning stove.

Large sliding doors to patio.

Ceramic tiled flooring continued from hall.

### Walk-in Pantry 6'8 x 6'4 (2.03m x 1.93m)

Sensored illuminated wrap around shelving.

### Utility Room 9'6 x 9'0 (2.90m x 2.74m)

Bastille light grey doors with matching tongue & groove panels, worktop with inset coloured quartz sink. Plumbed for washing machine. Tiled floor.

### Snug / Study 10'9 x 8'9 (3.28m x 2.67m)

Multiple sockets, internet, telephone and TV points. Ceramic tiled flooring continued from hall.

### Downstairs w.c

Low flush w.c, sink unit. Tiled floor.



## First Floor

### Gallery Landing

Storage facility for Brink heat recovery system, hot press, additional storage and access to the roof-space.

### Master Bedroom 18'9" x 14'7" (5.72m x 4.45m)

Fantastic views over surrounding countryside. Carpeted flooring.

### Dressing Room 11'8" x 7'2" (3.56m x 2.18m)

Sensored lighting and built in rails. Carpeted flooring.

### Master En-suite 11'8" x 6'5" (3.56m x 1.96m)

Comprising large fully tiled shower with chrome shower unit, vanity unit, illuminated mirror and heated chrome towel rail. Ceramic tiled flooring.

### Bedroom Two 19'5" x 14'6" (5.92m x 4.42m)

Views over surrounding countryside. Carpeted flooring.

### En-suite Two 8'9" x 4'7" (2.67m x 1.40m)

Comprising large fully tiled shower with wood effect tiled walls, matte black shower unit, vanity unit, illuminated mirror. Heated chrome towel rail. Ceramic tiled floor.

### Bedroom Three 16'1" x 13' (4.90m x 3.96m)

Built-in storage. Carpeted flooring.

### Bedroom Four 17'5" x 15'8" (5.31m x 4.78m)

Lovely views over surrounding countryside. Carpeted flooring.

### Bathroom 11'7" x 8'9" (3.53m x 2.67m)

Comprising free standing oval bath, large fully tiled shower, vanity unit, illuminated mirror and heated chrome towel rail. Ceramic tiled floor.

## Outside

The property is approached via electric gates, driveway with ample parking.

It is set on approximately 0.9 acres with large gardens to the front, side and rear laid in lawns.

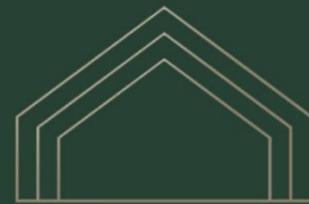
There is also a superb patio area that is accessed directly from the kitchen/dining/living area, as well as from the sun area in the lounge.

### Detached Garage 26' x 20' (7.92m x 6.10m)

Twin electric doors, light and power.

Outside staircase provides access to office/games room 26' x 20' (7.92m x 6.10m).





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