

Tim Martin
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**1a The Rookery
Killinchy
BT23 6SY**

**Offers Around
£375,000**

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

Set amidst mature and private gardens, this beautifully presented detached split level bungalow enjoys a peaceful, yet highly convenient setting in the heart of Killinchy, close to Balloo and the scenic coastline of Whiterock.

Finished to a high standard throughout, the property enjoys oil fired central heating and PVC double glazing and offers bright, spacious, and flexible accommodation, ideal for growing families, downsizers, or those seeking a quieter lifestyle with convenience in mind. A beautifully appointed lounge features a stunning fireplace with an open fire and flows seamlessly into a generous dining area, ideal for entertaining. The modern fitted kitchen enjoys a casual dining area and a separate utility room. Four excellent sized bedrooms, including the principal bedroom en suite is further enhanced by a family shower room, fitted with a modern white suite. On the lower ground floor, there is a home office and a separate living room with double doors opening out to the patio area and gardens.

Outside, a gravelled driveway leads to the front of the residence and provides access to the integral double garage, which also features a convenient utility area. The beautifully maintained, mature gardens are laid out in lawn and adorned with a diverse range of shrubs, offering vibrant colour and interest throughout the year. To the rear, paved patio areas provide the perfect place for outdoor dining or relaxation, while a small woodland area creates a picturesque and tranquil backdrop to the property. The garden is low maintenance.

This fantastic home is set within walking distance of Killinchy primary school with a regular bus service from Balloo serving many of the top grammar schools in the surrounding and Greater Belfast area. Whiterock is also close by offering a wealth of water sports and beautiful coastal walks not to mention the renowned Daft Eddies pub and restaurant. For those wishing to commute, easy access to Downpatrick and Belfast.

FEATURES

- Beautifully Presented Detached Split-Level Bungalow Occupying a Spacious and Mature Site
- Four Bedrooms Including the Principal Bedroom with En Suite Shower Room
- Beautifully Appointed Lounge with Open Fire and Open Plan to a Dining Area
- Modern Fitted Kitchen with Casual Dining Area
- Spacious Utility Room and Home Office
- Living Room with Double Doors Opening out to the Rear Patio and Gardens
- Principal Shower Room Fitted with a Modern White Suite
- Gravelled Driveway Leading to the Integral Double Garage with Utility Area
- Mature gardens Laid Out in Lawn with Spacious Paved Patio Areas and a Small Natural Woodland to the Rear
- Within Close Proximity to Killinchy Primary School and Whiterock Offering a Wealth of Water Sports and Coastal Walks

Entrance Hall

Hardwood entrance door with matching side light; maple engineered hardwood floor; telephone connection point; recessed spotlights; built-in storage cupboard; access to roofspace.

Stairs To Half Landing

Access to roofspace.

Lounge / Dining Area 22'5 x 14'0 (6.83m x 4.27m)

(maximum measurements)

Beautiful limestone fireplace with open fire; slate hearth; maple engineered hardwood floor; corniced ceiling; recessed spotlights; tv aerial connection point.

Kitchen 15'4 x 13'9 (4.67m x 4.19m)

Excellent range of modern fitted high and low level cupboards and drawers incorporating Franke single drainer stainless steel sink unit with mixer tap; integrated Neff double electric ovens with AEG 4 ring ceramic hob; extractor hood over; Smeg dishwasher; space for fridge / freezer; granite worktops with matching upstands; tiled floor; recessed spotlights.

Utility Room 10'0 x 6'10 (3.05m x 2.08m)

Good range of modern wood laminate high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with mixer tap; formica worktop; part tiled wall; tiled floor.

Bedroom 1 10'7 x 8'3 (3.23m x 2.51m)

Maple engineered hardwood floor; telephone connection point.

Principal Bedroom 13'2 x 10'10 (4.01m x 3.30m)

Built-in wardrobe with chest of drawers and open shelving; maple engineered hardwood floor.

En Suite Shower Room 6'5 x 5'5 (1.96m x 1.65m)

(maximum measurements)

Modern white suite comprising separate shower cubicle with Aqualisa thermostatically controlled shower unit and wall mounted telephone shower attachment; drench shower head over; fitted folding shower doors; close coupled wc; wash hand basin with mono mixer tap and vanity unit under; towel radiator; tiled floor; recessed spotlights; electric shaver point.

Bedroom 3 12'7 x 10'2 (3.84m x 3.10m)

Maple engineered hardwood floor.

Shower Room 9'11 x 6'10 (3.02m x 2.08m)

Stunning white suite comprising walk-in shower area with Hansgrohe thermostatically controlled shower unit and wall mounted telephone shower attachment; drench shower head over; glass shower screen; wc with concealed cistern; bidet; wash hand basin with pillar mono mixer tap and vanity unit under; vertical radiator; tiled floor; part tiled walls; recessed spotlights; electric shaver point; extractor fan.

Bedroom 4 9'11 x 8'11 (3.02m x 2.72m)

Maple engineered hardwood floor.

Stairs To Lower Ground Floor

(With access to integral garage)

Living Room 13'9 x 12'5 (4.19m x 3.78m)

Maple engineered hardwood floor; glazed Pvc double doors to rear; tv aerial connection point.

Home Office 9'6 x 9'1 (2.90m x 2.77m)

Maple engineered hardwood floor; built-in shelving.

Outside

Gravelled driveway leading to the front of the residence and to:-

Integral Double Garage 22'5 x 16'11 (6.83m x 5.16m)

Electric up and over door; glazed sink unit with mono mixer tap; space and plumbing for washing machine and tumble dryer; formica worktop; Grant oil fired boiler; Instinct pressurised hot water tank; light and power points.

Gardens

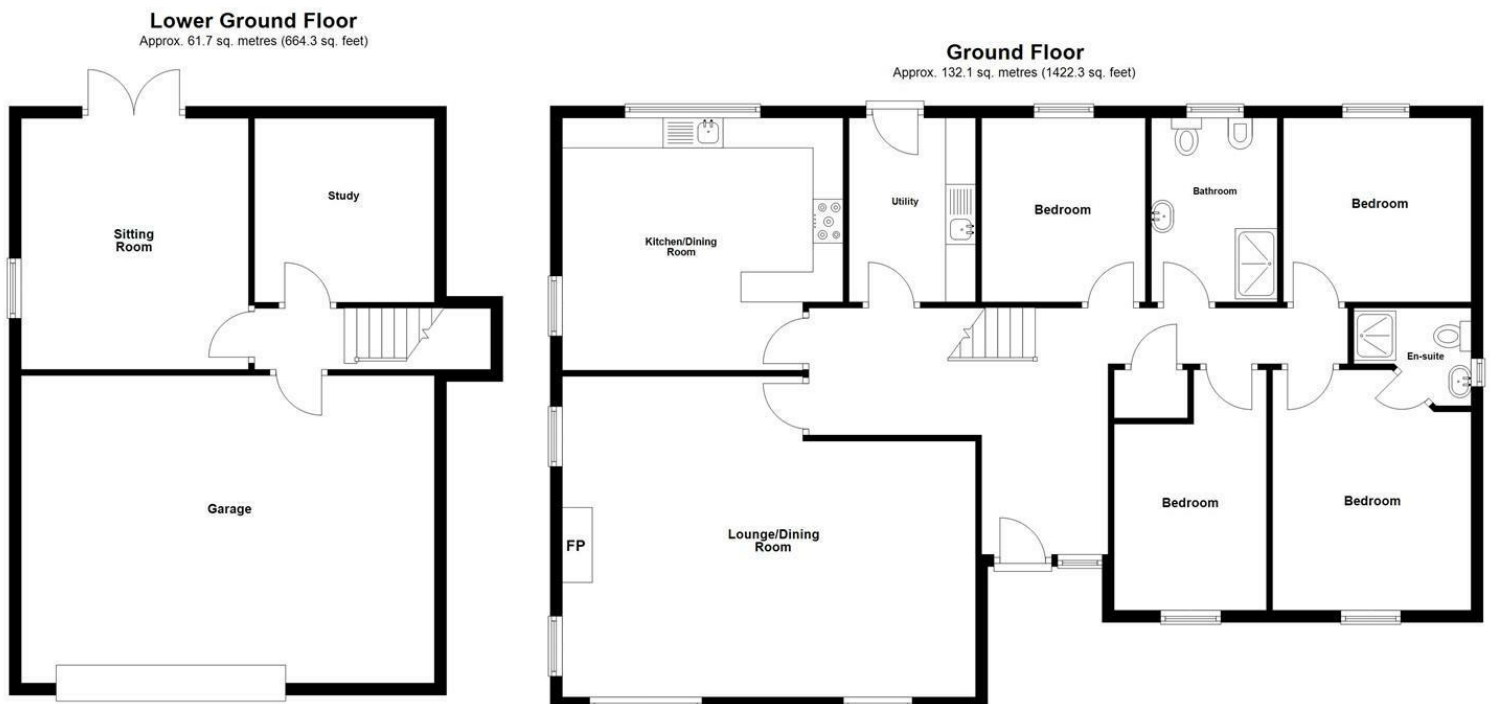
Beautiful mature gardens surround the property which are laid out in lawn and planted with a fabulous array of ornamental and flowering shrubs including Azalea and Hydrangea and a fantastic range of mature trees providing a small woodland area to the rear; brick pavia and paved patio areas; outside lights and water tap.

Capital Rateable Value

£235,000. Rates Payable = £2147.20 per annum (approx)

Tenure

Freehold



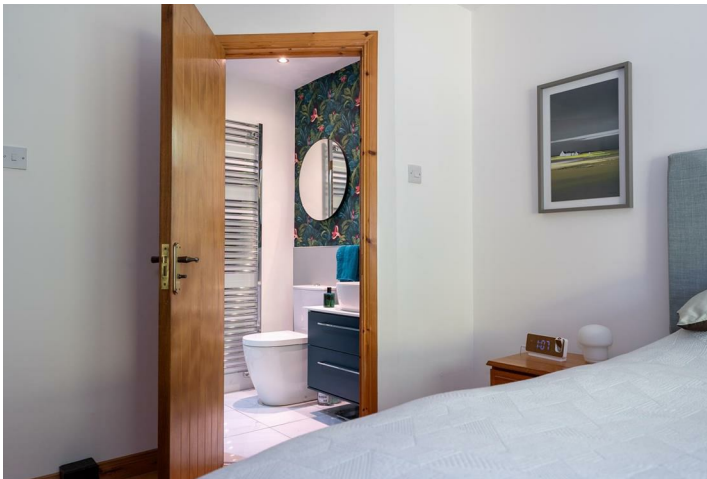
Total area: approx. 193.9 sq. metres (2086.6 sq. feet)

Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

1a The Rookery, Killinchy









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Comber ■
 27 Castle Street, Comber, BT23 5DY
 T 028 91 8789596

Saintfield
 1B Main Street, Saintfield, BT24 7AA
 T 028 97 568300

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