

Tim Martin
— .co.uk



**8 Castlelodge Gardens
Comber
BT23 5DW**

**Offers Around
£395,000**

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

Occupying arguably one of the finest sites within this highly regarded residential development, this stunning detached family home is ideally positioned within walking distance of Comber village.

Finished to an exceptional specification throughout, the property offers bright, spacious and immaculately presented accommodation perfectly suited to modern family living. The heart of the home is the superb contemporary fitted kitchen with casual dining area, open plan to the living room and sun room, creating an outstanding everyday living and entertaining space, whilst enjoying delightful views over the gardens and surrounding countryside. A separate lounge with feature gas stove provides additional reception space, while a utility room and downstairs WC add further practicality. The first floor comprises four well proportioned bedrooms, including a superb principal bedroom with built-in wardrobes and ensuite shower room. A luxury family bathroom fitted with a modern white suite completes the accommodation.

Externally, the property occupies a generous site with gardens to the front enjoying an open aspect towards Scrabo Tower. To the rear, the enclosed gardens are laid in lawn with a paved patio area, ideal for outdoor entertaining and enjoying the countryside views. A spacious driveway provides excellent parking for several cars and leads to the large detached garage.

Comber is a thriving and highly sought after village, well known for its excellent range of local amenities, highly regarded primary and secondary schools, independent cafés, restaurants and boutique shops. Excellent transport links provide ease of access to many top grammar schools in the surrounding towns and Greater Belfast area, whilst an excellent road network allows for a convenient commute to Belfast city centre.

FEATURES

- Superbly Presented Detached Family Home Perfectly Situated within this Highly Regarded Residential Development
- Four Excellent Sized Bedrooms Including the Principal Bedroom with Ensuite Shower Room
- Three Reception Rooms
- Contemporary Fitted Kitchen with Casual Dining Area
- Utility Room and Separate WC
- Family Bathroom Fitted with a Luxurious White Suite
- Gas Fired Central Heating and uPVC Double Glazing
- Spacious Driveway Providing Excellent Parking for Several Cars Leading to a Large Detached Garage
- Beautifully Presented Gardens with Patio Area Enjoying Fabulous Views to Scrabo Tower and the Surrounding Countryside
- Close Proximity to many Local Amenities, Schools, Public Transport and within a Convenient Commute to Belfast City Centre

Entrance Hall

PVC composite entrance door; tiled floor; recessed spotlights; understairs storage cupboard.

Lounge 15'7 x 11'7 (4.75m x 3.53m)

Feature gas stove on slate hearth.

Kitchen / Dining Area

Excellent range of contemporary solid ash painted fitted high and low level cupboards and drawers incorporating quartz 1½ tub sink unit with swan neck mixer tap; integrated Blomberg electric oven and microwave; Neff 4 ring ceramic hob with built-in extractor unit; Indesit dishwasher; Indesit fridge / freezer; wood laminate worktops with matching upstands and breakfast bar; recessed spotlights; tiled floor; open through to:-

Living Room 12'8 x 10'1 (3.86m x 3.07m)

Tiled floor; tv aerial connection points.

Sun Room 9'10 x 9'9 (3.00m x 2.97m)

Tiled floor; glazed PVC double door to rear gardens.

Utility Room 6'9 x 5'10 (2.06m x 1.78m)

Good range of modern fitted high and low level cupboards incorporating single drainer stainless steel sink unit with swan neck mixer tap; space and plumbing for washing machine and tumble dryer; laminate worktop with matching upstand; Ideal Logik gas fired boiler; tiled floor; glazed PVC door to rear.

WC 5'9 x 3'5 (1.75m x 1.04m)

Modern white suite comprising close coupled wc and wall mounted wash hand basin with mono mixer tap and vanity unit under; tiled floor; part tiled wall; extractor fan.

First Floor / Landing

Access to roofspace (via slingsby type ladder - partially floored); built-in storage cupboard.

Principal Bedroom 11'9 x 11'7 (3.58m x 3.53m)

Built-in wardrobes and chest of drawers.

En Suite Shower Room 8'6 x 3'10 (2.59m x 1.17m)

Modern white suite comprising tiled shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted sliding shower door; close coupled wc; wall mounted wash hand basin with mono mixer tap and vanity unit under; towel radiator; tiled walls and floor; recessed spotlights; extractor fan.

Bedroom 2 13'3 x 10'1 (4.04m x 3.07m)

Bedroom 3 10'5 x 9'8 (3.18m x 2.95m)

Bedroom 4 10'5 x 10'1 (3.18m x 3.07m)

Bathroom 8'4 x 6'8 (2.54m x 2.03m)

Stunning white suite comprising freestanding bath with pillar mixer tap; tiled shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; drench shower head over; fitted sliding shower doors; close coupled wc; wall mounted wash hand basin with mono mixer tap and vanity unit under; towel radiator; tiled walls and floor; recessed spotlights; extractor fan.

Outside

Spacious driveway providing excellent parking for up to 4 cars leading to:-

Detached Garage 19'7 x 12'9 (5.97m x 3.89m)

Roller shutter doors; glazed PVC door to the side; light and power points.

Gardens

Front gardens laid out in lawn with open aspect; enclosed rear gardens laid out in lawn with a beautiful open aspect; decorative gravelled flowerbeds; outside light and water tap.

Capital Rateable Value

£235,000. Rates Payable = £2348.59 per annum (approx)

Tenure

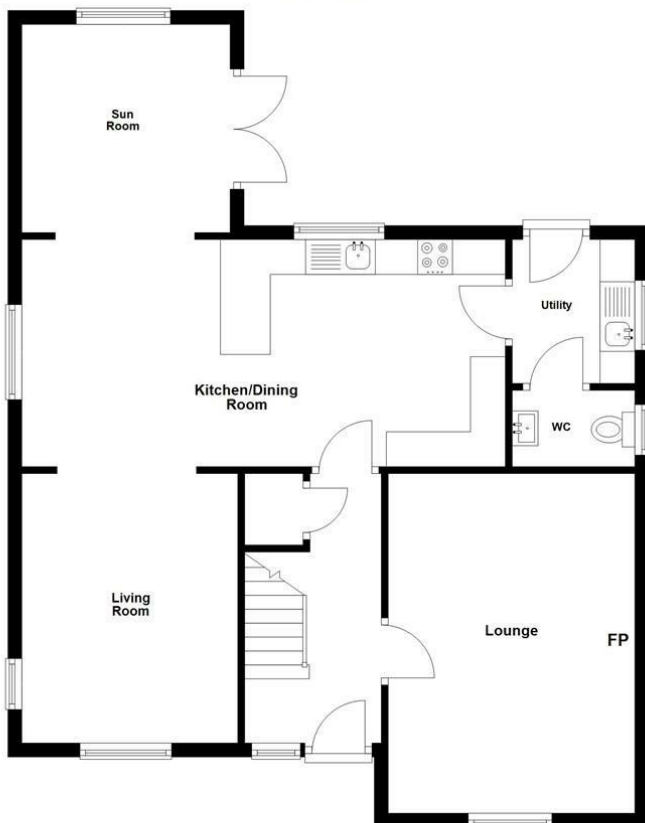
Freehold

Management Fees

£319.07 per annum

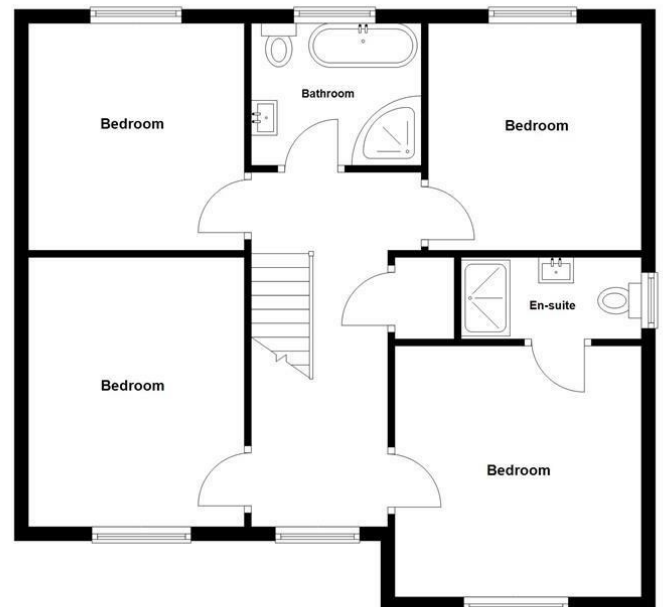
Ground Floor

Approx. 74.1 sq. metres (797.7 sq. feet)
(excluding WC)



First Floor

Approx. 67.6 sq. metres (727.8 sq. feet)



Total area: approx. 141.7 sq. metres (1525.5 sq. feet)

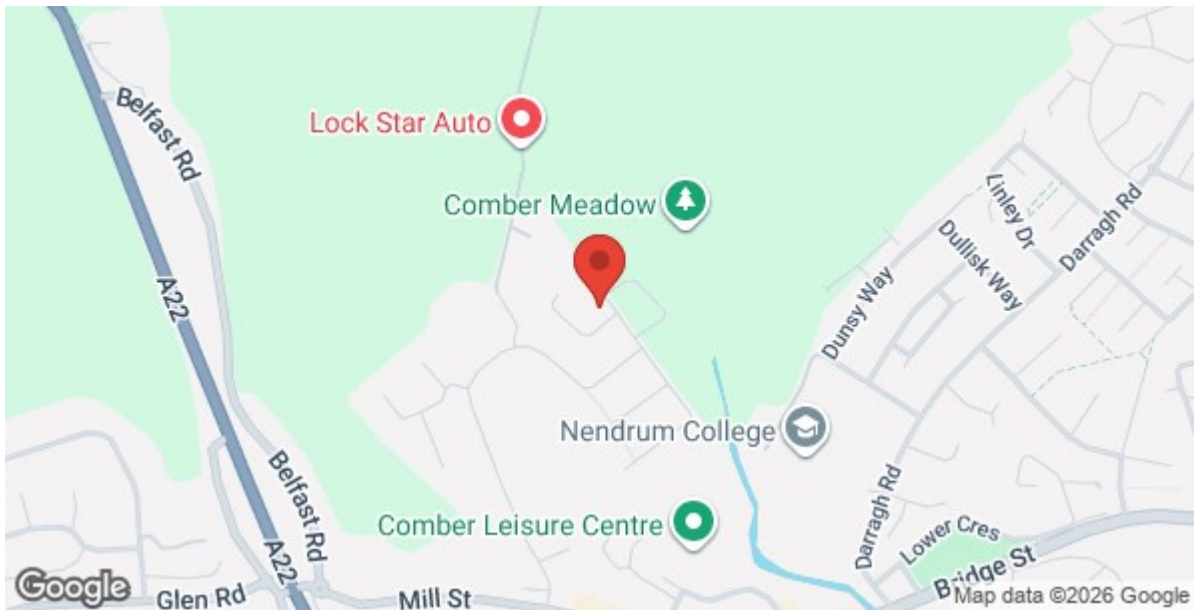
Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.





8 Castelodge Gardens, Comber











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	84
(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

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.