

RODGERS & BROWNE



101 Church Road
Holywood BT18 9BY

offers around £775,000



The Owners' Perspective...

"As a family, we've truly loved living here in the heart of Holywood. It's been such a gift to walk our children to nursery and now school each day — everything we need is right on our doorstep. We feel so lucky to be within walking distance of the High Street, schools, beautiful local walks, and the seafront.

Our home has been a wonderful, ever-evolving space for family life. It's been the perfect place to welcome friends and loved ones — from cosy evenings indoors to sunny garden gatherings, it's a home that's always felt full of warmth, laughter, and connection".



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

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Vaulted reception hall



Beautiful Drawing Room with built-in media unit and soft uplighting



Cloakroom



Welcome....

The facts you need to know...

Stunning five bedroom detached family home c.2,834sq.ft.

Bright, modern interior

Beautifully decorated and presented

Neat, enclosed and easily managed garden with patio and barbecue area

Outdoor home office or studio/games room

Integral garage or home gymnasium

Parking for several cars

Double glazing

Gas fired central heating (underfloor to ground floor)

Three bedrooms with ensuite, plus family bathroom and downstairs cloakroom

Lovely location opposite Glenlyon Park

Walk into Hollywood town centre, schools and seashore



Fitted kitchen with appliances and space for breakfast table and chairs



Dining room with vaulted ceiling and opening onto patio and garden



Breakfast area



Cosy living area opening into kitchen

The property comprises...

GROUND FLOOR

Timber horizontal sheeted front door with double glazed centre panel and side panels.

FEATURE RECEPTION HALL Vaulted ceiling, minstrel gallery, ceramic tiled floor, bright aspect with three double glazed Velux windows, space for dining table (if used as dining hall), double opaque doors to drawing room.

CLOAKROOM: Hanging space leading to separate low flush wc and floating wash hand basin, extractor fan, both with ceramic tiled floor.

DRAWING ROOM: 16' 6" x 14' 9" (5.03m x 4.5m) Feature contemporary gas fire, stone surround, polished granite hearth, built-in cupboards, display shelving with mirror behind, built-in entertainment unit, display shelving and built-in cupboards, recessed lighting, concealed lighting, double glazed opaque glazed doors to hall, opaque glass door to:

SUNROOM OR DINING ROOM 13' 9" x 12' 3" (4.19m x 3.73m) Vaulted ceiling, recessed lighting, ceramic tiled floor, double French doors to patio and enclosed garden, opaque glass door to:

LIVING ROOM: 15' 6" x 14' 9" (4.72m x 4.5m) Feature period style fireplace, cast iron inset, slate tiled hearth, stone surround, built-in display shelving, recessed lighting, ceramic tiled floor, open to:

CONTEMPORARY KITCHEN 19' 3" x 11' 3" (5.87m x 3.43m) Extensive range of beige neutral and off black cupboards, polished granite worktops, inset one and a half tub stainless steel sink unit with mixer tap, Quooker hot tap, dishwasher, integrated fridge, freezer, Neff stainless steel eye level double ovens, Miele five ring gas ceramic hob, stainless steel splashback, stainless steel cooker canopy, recessed lighting, space for breakfast table and chairs, double French doors to garden, door to:

UTILITY ROOM: 11' 6" x 5' 9" (3.51m x 1.75m) Range of matching high and low level cupboards, laminate worktops, inset single drainer stainless steel sink unit with mixer tap, ceramic tiled floor, plumbed for washing machine, glass door to patio and garden. Door to integral garage.

Feature oak staircase with recessed tread lighting to first floor, Minstrel gallery overlooking hall.



Bedroom 1 with extensive range of built-in wardrobes

FIRST FLOOR

BEDROOM (1): 16’ 0” x 14’ 6” (4.88m x 4.42m) Including extensive range of wall to wall, floor to ceiling built-in wardrobes, facility for concealed TV, recessed lighting.

ENSUITE SHOWER ROOM: 8’ 6” x 5’ 6” (2.59m x 1.68m) Wc with concealed cistern, floating vanity unit, wash hand basin, recessed lighting, built-in display shelving with mirror back, chrome heated towel radiator, extractor fan, tiled heated floor, large shower cubicle with drench shower, double glazed Velux window. Also, low level lighting.

BEDROOM (2): 15’ 6” x 14’ 6” (maximum) (4.72m x 4.42m) Including extensive range of floor to ceiling, wall to wall built-in wardrobes, trap door access to roofspace.

BEDROOM (3): 11’ 9” x 8’ 0” (3.58m x 2.44m) Plus built in wardrobe, built-in window seat, shared ‘Jack & Jill’ shower room with bedroom four.

ENSUITE SHOWER ROOM: 8’ 0” x 8’ 0” (maximum) (2.44m x 2.44m) Low flush wc, floating wash hand basin, tiled floor, chrome heated towel radiator.

BEDROOM (4): 11’ 9” x 8’ 0” (3.58m x 2.44m) Plus built-in wardrobe, built-in window seat.

BEDROOM (5) OR STUDY OR DRESSING ROOM 11’ 3” x 7’6”

(3.43m x 2.29m) Including built-in wardrobe.

FAMILY BATHROOM 10’ 6” x 6’ 6” (3.2m x 1.98m) Low flush wc, floating wash hand basin, panelled bath with mixer tap, telephone hand shower, tiled floor, fully tiled corner shower cubicle, Mira Sport instant heat shower, chrome heated towel radiator, recessed lighting, extractor fan,

Walk in shelved hotpress, Hot water cylinder and immersion heater

ROOFSPACE: Folding wooden ladder, floored, good storage. Second roofspace above hotpress.

INTEGRAL GARAGE OR GYM 19’ 3” x 11’ 3” (5.87m x 3.43m) Including extensive range of floor to ceiling built-in cupboards, laminate flooring, mirror wall, facility for TV. Light, power, roller door. Concealed gas fired central heating boiler.

OUTSIDE STUDIO/HOME OFFICE/HOBBIES ROOM/DEN 15’ 0” x 9’ 0” (4.57m x 2.74m) Weathered grey ash laminate flooring, recessed lighting, power, sliding double glazed uPVC doors to garden.CAT5, cabling, under floor heating. Pin hole exterior lighting.

Enclosed easily managed gardens in lawns, flowerbeds, shrubs, fencing and hedges. Flagged patio barbecue area. Water tap. Power point.

Tarmac driveway and parking/turning area for several cars.



En suite shower room



Bedroom 2 with extensive built-in wardrobes



Caption for image.

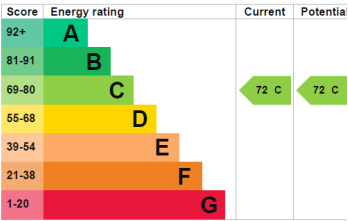


Caption for image.

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?	●		
Are contributions required towards maintenance?			●
Any flooding issues?		●	
Any mining or quarrying nearby?		●	
Any restrictive covenants in Title?		●	

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)	
Electricity	MAINS - VARIETY OF SUPPLIERS
Mains gas	MAINS - VARIETY OF SUPPLIERS
LPG	N/A
Mains water	YES
Cable TV or satellite	VARIETY OF SUPPLIERS
Mobile Telephone	LIMITED COVERAGE - USE WIFI
Broadband and speed	DOWNLOAD 1800 Mbps UPLOAD 220 Mbps

ENERGY EFFICIENCY RATING (EPC)



STAMP DUTY From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

TENURE: Leasehold / freehold / term / ground rent £

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 2025 /2026 is c. £3654.80 p.a.

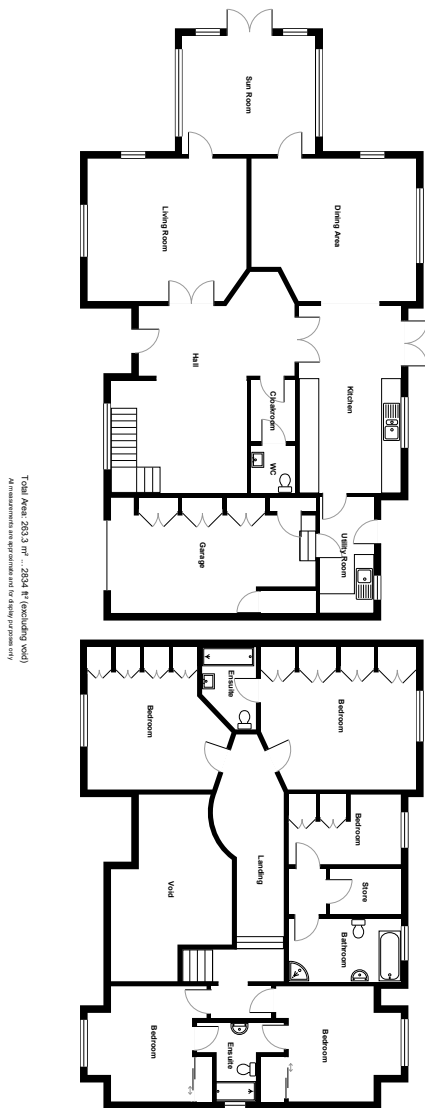
VIEWING: By appointment with **RODGERS & BROWNE**.

Location

House is on corner of Edinburgh Avenue opposite Glenlyon Park.



Floor plan



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&
BROWNE

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Disclaimer

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