



1 SKETRICK VIEW

Killinchy BT23 6NZ

Offers Around

£599,950



HOUSE - DETACHED

| 4  | 3  | 3 

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Nestled in an exclusive and private development of just three homes this exceptional detached property offers a rare opportunity to enjoy peaceful and coastal living in one of County Down's most sought-after locations in Whiterock with unrivalled views over the bay and Sketrick Island.

Whiterock is well renowned for its scenic beauty, sailing facilities and strong community spirit. Daft Eddys and Balloo House restaurant are both very close by. The area also offers many coastal walks and water sports while still providing residents excellent road and transport links to Belfast and surrounding areas perfect for those wishing to commute to work or school.

Accessed via a private laneway, this beautifully presented family home is ideally positioned to enjoy both privacy and tranquillity, ideal for those families seeking a relaxed lifestyle with nature on their doorstep with excellent living and entertaining space. Accommodation in brief comprises of welcoming entrance hall, generous family lounge with feature fireplace, kitchen with ample dining space, family living room with French doors to the rear garden and feature contemporary open fire, additional dining room, four well portioned bedrooms two of which offer ensuite facilities and a modern luxurious family bathroom with a statement shower and additional bath.

Further benefits include utility room, downstairs WC, oil fired central heating and uPVC double glazing throughout.

Outside the decorative brick driveway provides ample off street car parking leading to the double garage. The front of the property also has a lawn with mature planting. To the rear a fully enclosed garden both laid in lawn with paved patio area all ideal for outdoor entertaining, young children, and pets alike.

This property has so much on offer, early viewing is highly advised.



KEY FEATURES

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WHAT THE OWNER’S SAY...

Add text here



ROOM DETAILS

Entrance Hall

7'4" x 18'6"

WC

3'5" x 5'10"

Family Lounge

14'3" x 19'7"

Stairs Leading to 1st Floor

Kitchen

16'4" x 17'11"

Utility Room

7'4" x 7'6"

Family Living Room / Snug

15'3" x 19'6"

Dining Room

17'4" x 15'4"

Stairs to Upper Level

Bedroom Four /

Office

8'2" x 8'8"

Bedroom Three

16'9" x 15'4"

Bedroom Two

17'4" x 19'7"

Ensuite

5'7" x 6'10"

Principal Bedroom

13' x 12'10"

Ensuite

6'4" x 5'11"

Family Bathroom

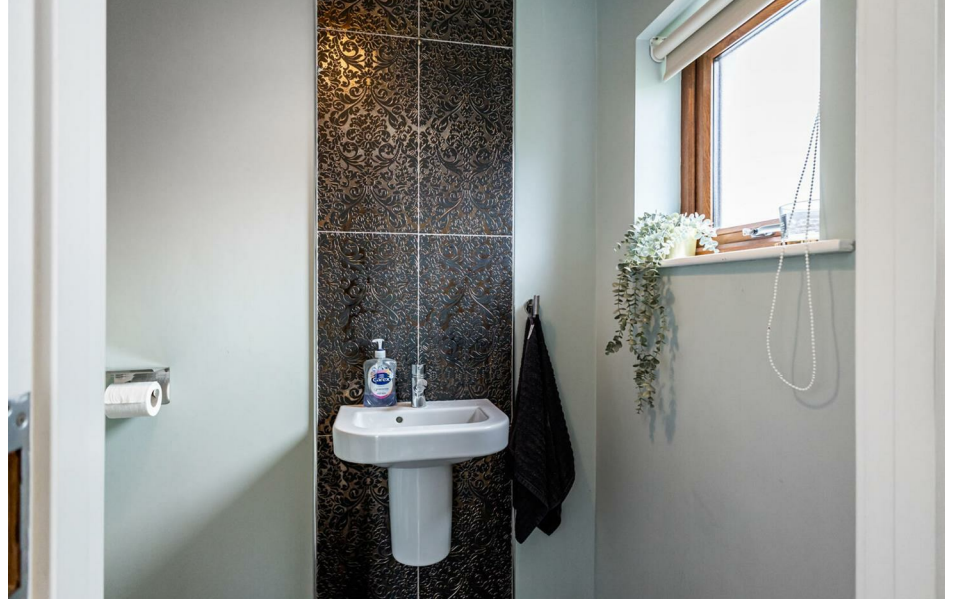
8'1" x 6'7"

Garage

16'4" x 11'5"

Outside





FLOOR PLANS



DIRECTIONS



THE LOCAL AREA

From Comber head towards Killinchy. Take the 1st left after Balloo House (Beechvale Road), continue straight the entrance to Sketrick View will be on your left-hand side, number one is the first property on your left.



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		
	72	74
Northern Ireland		EU Directive 2002/91/EC

OUR BRANCHES

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