



25 WHITECHERRY LANE

Killinchy, BT23 6QZ

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*Offers Around*  
**£375,000**



DETACHED

| 4 | 2 | 2

Situated on a private corner plot within the sought-after Whitecherry Lane area of Killinchy, this impressive, detached home offers spacious, well-balanced accommodation ideally suited to modern family living.

The property is approached via a pebbled driveway providing ample off-street parking and access to a detached garage.

Internally, the accommodation begins with a welcoming entrance hall leading to a comfortable family room and a generous family lounge featuring an open fire, creating a warm and inviting focal point.

The heart of the home is the bright open-plan bespoke kitchen and dining area, thoughtfully designed with a centre island and excellent storage, perfect for both everyday living and entertaining. A separate utility room and ground floor WC complete the ground floor layout.

On the first floor, there are four well-proportioned bedrooms, including a spacious principal suite with ensuite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the property enjoys a fully enclosed and private rear garden with lawn and paved patio area, perfect for outdoor entertaining. The oil-fired central heating system ensures comfort throughout the year.

Whitecherry Lane is a highly regarded residential area, offering a peaceful rural feel while remaining convenient to local amenities. Killinchy Village is close by providing a range of shops, cafes, excellent schools and leisure facilities. The surrounding countryside and Strangford Lough offer excellent opportunities for walking, sailing, and outdoor pursuits, while Comber, Downpatrick and Belfast are all easily accessible for commuting.



## KEY FEATURES

- Detached Property Placed on a Spacious Corner Plot
- Generous Sized Pebbled Driveway
- Family Living Room
- Family Lounge with Feature Open Fire
- Open Plan Bespoke Fully Fitted Kitchen / Dining
- Utility Room / WC
- Four Well Proportioned Bedroom
- Modern Family Bathroom
- Fully Enclosed Rear Garden
- Detached Garage
- Oil Fired Central Heating
- Excellent Location Offering a Peaceful Rural Setting
- Early Viewing Highly Recommended



## ROOM DETAILS

### GROUND FLOOR

#### *Entrance Hall*

16'8" x 6'9"

#### *Family Room*

13'3" x 11'4"

#### *Family Lounge*

16'7" x 12'5"

#### *Kitchen / Living / Dining*

12'4" x 19'6"

#### *Utility Room*

5'10" x 8'2"

#### *Downstairs WC*

### *Stairs to 1st Floor / Landing*

### *Detached Garage*

19'9" x 10'11"

#### *Principal Bedroom*

19'5" x 11'5"

#### *Ensuite*

7'4" x 6'8"

#### *Bedroom Two*

9'4" x 12'5"

#### *Bedroom Three*

12'4" x 8'11"

#### *Bedroom Four*

7'5" x 9'7"

#### *Family Bathroom*

6'11" x 8'9"

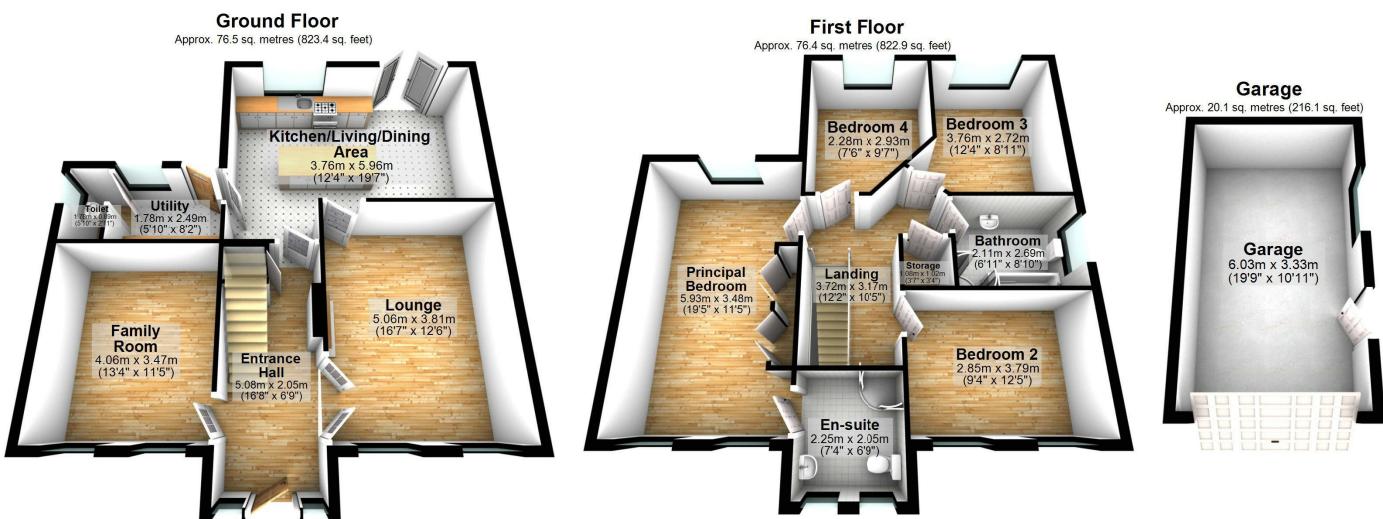
### *FIRST FLOOR*

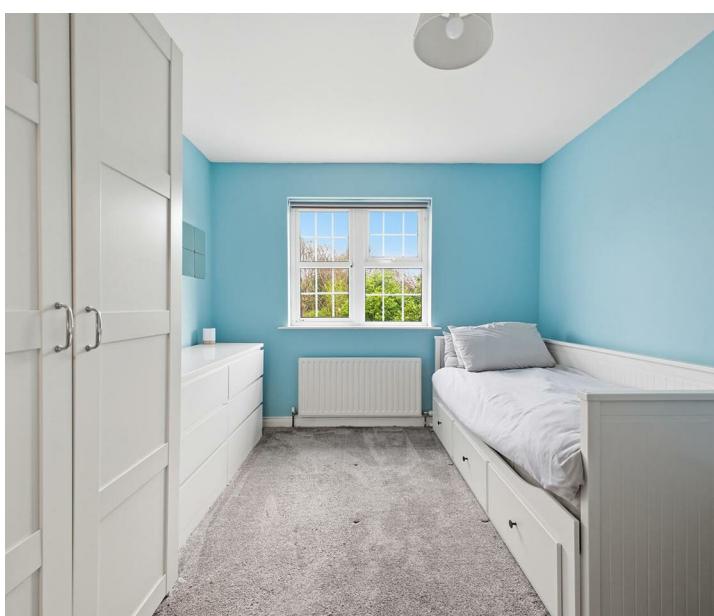
### *OUTSIDE*





## FLOOR PLANS





## DIRECTIONS

*From The Square in Comber head along Killinchy Street and onto Killinchy Road. Follow the A22 to Balloo where you will take a left onto Beechvale Road. In Killinchy take a right onto Main Street then left onto Whitecherry Lane. Follow the road round to the left and Number 25 is on the right-hand side.*



## THE LOCAL AREA

Killinchy village sits on a hill overlooking Strangford Lough. The nearby settlement of Balloo is treated as part of Killinchy. Sketrick Castle is located near Killinchy and is estimated to date back to the 15th century. The Annals of the Four Masters record the capture of the castle in 1470. It was intact until the end of the 19th century when a storm demolished much of it. In 1957 a stone subterranean passage was discovered.



| 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 |         |                         |
| Northern Ireland                            |         | EU Directive 2002/91/EC |

## OUR BRANCHES

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