



39 ASHGROVE WALK

Comber, BT23 5PJ

Offers Around

£560,000



DETACHED

| 5  | 2  | 2 

Situated within the highly regarded Ashgrove development in Comber, this impressive, detached family home enjoys a peaceful setting overlooking the green to the front with rolling countryside views to the rear. Built by Lotus Homes and finished to a high specification throughout, the property offers spacious and versatile accommodation ideal for modern family living.

The ground floor comprises a welcoming reception hallway with WC, family living room, separate lounge with multi burning stove and an impressive open plan kitchen, living, dining and sunroom area. The bespoke fully fitted kitchen benefits from integrated appliances and is complemented by a separate utility room.

On the first floor there are five well proportioned bedrooms, including a principal bedroom with an ensuite shower room, together with a modern family bathroom. Further benefits include gas fired central heating, car charging point, detached double garage, excellent sized tarmac driveway with ample parking for four cars, and a fully enclosed rear garden laid in lawn with paved patio area.

Ashgrove is ideally located within easy reach of local shops, schools, cafes, churches and leisure facilities in Comber town centre, while offering convenient access to Belfast and surrounding towns. The Shores of Strangford Lough are also only a short drive away offering many coastal walks and water activities.



KEY FEATURES

- Impressive Family Home Situated in Ashgrove in Comber
- Remaining Builders Warranty
- Bright Welcoming Hallway with Access to WC
- Family Living Room
- Family Lounge with Multi Burning Stove
- Open Plan Kitchen / Living / Dining
- Spacious Sunroom with Countryside Views
- Additional Utility Space
- Five Well Proportioned Bedrooms
- Modern Four Piece Family Bedroom
- Gas Fired Central Heating / Car Charging Point
- Detached Double Garage
- Excellent Sized Tarmac Driveway
- Front Garden Laid in Lawn with Mature Planting
- Fully Enclosed Spacious Rear Garden
- Early Viewing Highly Recommended



ROOM DETAILS

GROUND FLOOR

Entrance Hallway

15'3" x 9'

Downstairs WC

Family Living Room

12' x 11'4"

Family Lounge

18'3" x 14'

Kitchen/Living/Dining

12'2" x 35'

Utility Room

5'7" x 11'4"

Sun Room

13'4" x 16'7"

FIRST FLOOR

Landing

Family Bathroom

9' x 11'7"

Bedroom Four

10'9" x 11'5"

Bedroom Five/Office

9'1" x 10'1"

Bedroom Two

12'11" x 12'10"

Bedroom Three

10' x 11'4"

Principal Bedroom

12'11" x 14'

*En-suite Shower
Room*

OUTSIDE

Detached Double

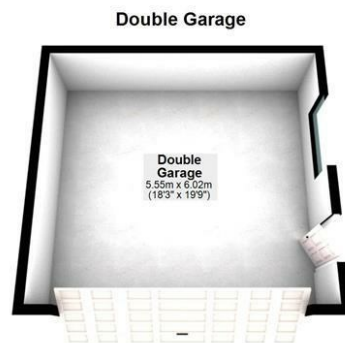
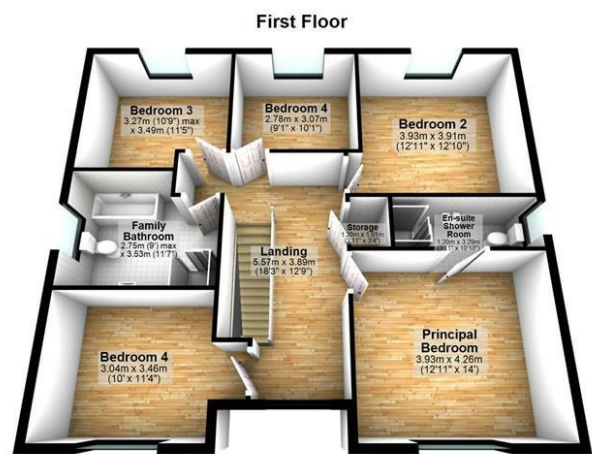
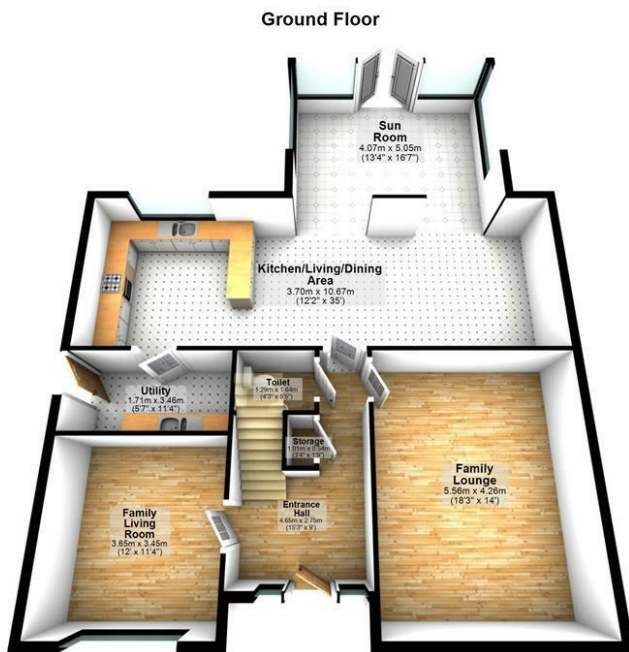
Garage

18'3" x 19'9"





FLOOR PLANS





DIRECTIONS

From The Square in Comber travel along Killinchy Street, over the roundabout and onto Killinchy Road. Take a right into Ashgrove Walk then turn left and number 39 will be on the right-hand side.



THE LOCAL AREA

Quaint Comber: The 'home of great taste' and famous potatoes! Steeped in rich history, spectacular scenery and fine cuisine, Comber is a number one place to lay your roots.

Get on your bike along the Comber Greenway, seven traffic-free miles of the National Cycle Network, taking in Stormont Estate, Scrabo Tower and more



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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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