



12 CUTTLES ROAD

Comber, BT23 5YX

Offers over **£349,950**



DETACHED | 5  | 2  | 3 

This well presented detached family home is placed on a beautifully maintained mature site just off the Old Ballygowan Road and within the sought after Cuttles Development in Comber

This property offers a wealth of well proportioned and versatile accommodation to suit the needs of the growing family market. Accommodation in brief comprises of family sitting room, separate dining room, kitchen/dining, utility room, 5 well proportioned bedrooms, master benefitting from recently refurbished an ensuite shower room, recently installed family bathroom and an additional lower ground living room which overlooks the beautiful enclosed mature garden. There is also an integral garage that can be accessed from the drive way.

Externally, to the front there is a tarmac driveway providing ample off street car parking and a lawn with mature planting. To the rear a fully enclosed private garden laid both in lawn and also a decked area providing an excellent space for entertaining, young children and pets alike. There is also a large summer house providing an ideal space to work from home.

Other benefits include, oil fired central heating, uPVC double glazing throughout, alarm system and cameras.

This home offers superb accommodation, an excellent site with views over Scrabo Tower and a much sought after location. Early viewing is strongly recommended.



KEY FEATURES

- ↪ Well Presented Detached Family Home Built by Chambers Homes
- Deceptively Spacious Property Extending over 2260 Square Feet
- ↪ Five Well Proportioned Bedrooms, Master Benefitting from Recently Refurbished Ensuite Shower/Bath Room
- ↪ Fully Fitted Kitchen/Diner with Spectacular Views of Scrabo Tower in the Distance
- ↪ Excellent Sized Family Sitting Room with Open Fire
- ↪ Additional Dining Room with Excellent Views Adjoining the Lounge
- ↪ Newly Installed Family Bathroom
- ↪ Family Living Room with Wood Burning Stove and Overlooking the Mature Enclosed Back Garden
- ↪ Integral Garage Accessed from the Driveway and Utility Room
- ↪ Front Garden Laid in Lawn with Mature Planting
- ↪ Tarmac Driveway Providing Ample Off Street Car Parking
- ↪ Fully Enclosed Rear Garden Laid in Lawn with Mature Planting, Decked Area Providing an Excellent Space for Entertaining, Young Children and Pets Alike
- ↪ Excellent Sized Summer House with Light and Power, Ideal for Those Wishing to Work from Home, or Perfect for Garden Parties
- ↪ Oil Fired Central Heating
- ↪ uPVC Double Glazing Throughout
- ↪ No Onward Chain
- ↪ Early Viewing Recommended
- ↪ Broadband Speed - Ultrafast

The location offers excellent convenience to a range of local amenities, shops, restaurants, leisure facilities and local schools in Comber Town Centre and is also convenient to public transport links for commuting to work and schools in Belfast, Newtownards and Bangor. The well regarded Andrews Memorial Primary School is only a few minutes walk away. The location also provides access to lovely countryside walks.



ROOM DETAILS

Ground Floor

- Reception Hall
- Sitting Room
19'4" x 11'10"
- Dining Room
10'5" x 11'10"
- Kitchen/Diner
13'8" x 9'5"
- Utility Room
6'7" x 9'5"

First Floor

- Landing
- Principal Bedroom
6'7" x 16'1"
- En-suite Bathroom
- Bedroom Two
21'3" x 11'10"

Lower Level

- Hallway
- Study/Workshop
13'2" x 6'6"
- Family Bathroom
- Bedroom Three
9'10" x 9'5"
- Bedroom Four
9'8" x 9'
- Bedroom Five
16'5" x 11'10"
- Living Room
13'2" x 9'5"

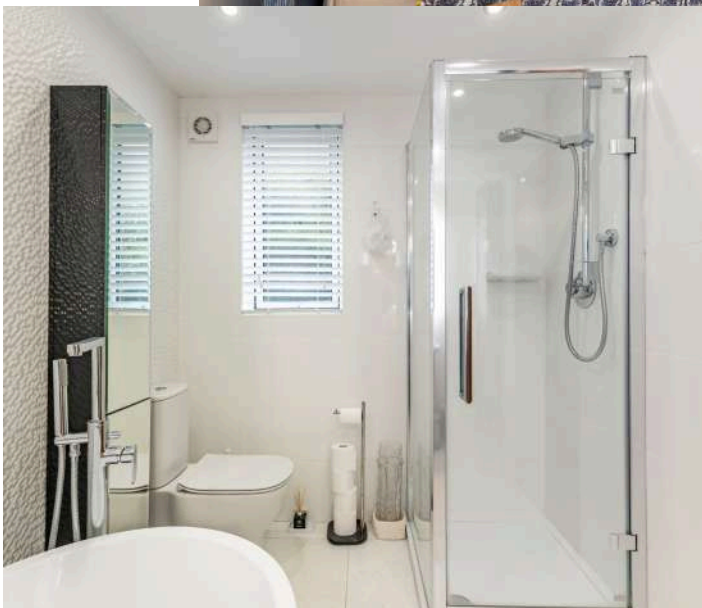
Outside

- Garage
- Summer House
- Tarmac driveway with ample off street car parking, to the front a lawn with mature planting, trees, plants and shrubs. To the rear a fully enclosed private garden laid in lawn with excellent sized decked area perfect for entertaining. Additional paved patio area, external weatherproof power socket, outside lights, log store, pebbled detail edging at side, access to front of property, oil tank, outside water









DIRECTIONS

Travelling from Comber Main Square on High Street, onto Old Ballygowan Road, take a left onto Cuttles Road. Number 12 is located on the left-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, talking in Stormont Estate, Scrabo Tower and more. It's also a wonderful spot for walking or shooting the breeze with the locals in the square...

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	57	59
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

