



This extended bungalow combines convenience, style, and space in one of Holywood's most desirable residential locations—an ideal opportunity for downsizers, families, or anyone seeking single-level living without compromise.

The accommodation is bright and inviting, comprising a spacious open-plan kitchen, dining, and living area created through the rear extension—perfect for family life and entertaining. Additional reception space provides flexibility for a lounge with double doors to dining room or home office.

The property offers well-proportioned bedrooms with option of either 2 or 3 bedrooms, including a spacious principal room, modern bathroom and separate shower room facilities all finished to a high standard. Throughout, the home benefits from tasteful décor and a warm, comfortable ambience.

Externally, the bungalow enjoys driveway parking, mature front planting, and a beautifully maintained rear garden ideal for outdoor dining and relaxation. Woodcroft Park's peaceful, setting is complemented by close proximity to Holywood's cafés, boutiques, leading schools, coastal walks, and transport links to Belfast.

Bungalows in this area rarely present themselves to the open market therefore early viewing is a must to avoid disappointment.

**Offers Around  
£350,000**

10 Woodcroft Park,  
HOLYWOOD,  
BT18 0PS

**Viewing by  
appointment  
through agent  
028 9042 4747**

**Energy Rating**

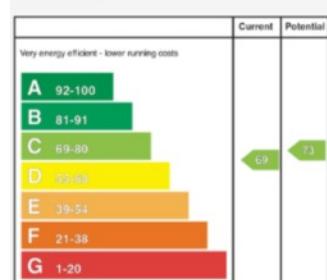
Epc Type: Domestic

Current: C69

Potential: C73

EPC Landmark Code: 3535-2122-4509-0967-7202

**Epc Certificate**



- Extended Detached Bungalow on a Private Level Site
- Well Presented Throughout
- Lounge with Feature Fireplace with Double Doors to Dining Room or Home Office
- Entertainment Sized Kitchen/ Living / Dining with Direct Access to the Garden
- Flexible Layout with Option of 2 or 3 Bedrooms
- Spacious Principal Bedroom, Further Bedroom with Access to Dressing Room or Bedroom 3
- Family Bathroom and Shower Room
- Double Glazed Windows / Gas Heating
- Detached Garage with Ample Driveway Parking
- Front Garden in Lawns, Patio Areas, Mature Trees & Shrubs
- Popular & Sought After Location



The Property Comprises:

#### Ground Floor

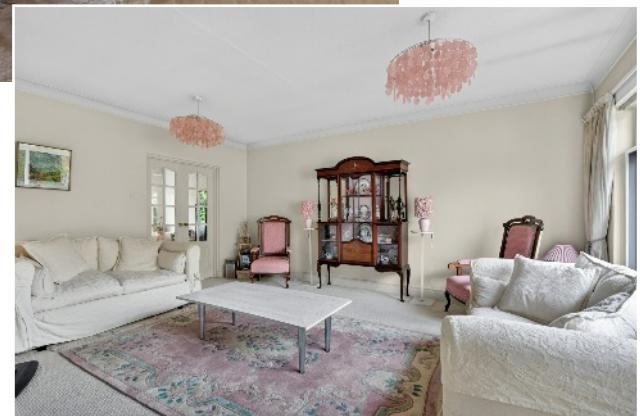
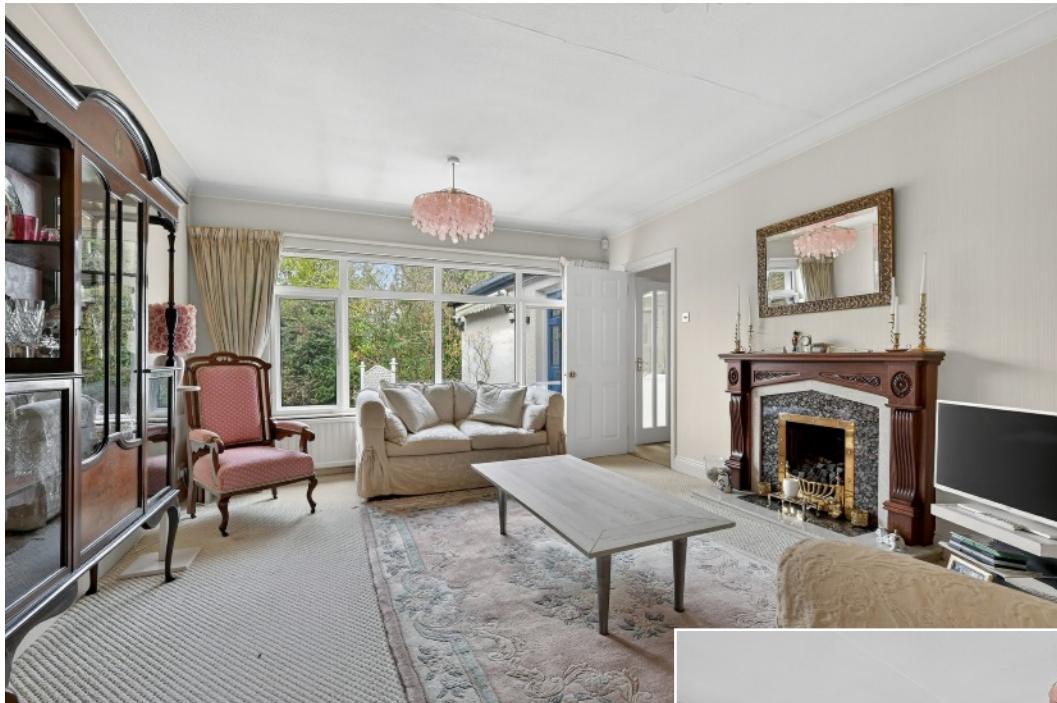
Hardwood and stained glass front door to . . .

ENCLOSED ENTRANCE PORCH: Ceramic tiled floor. Glazed timber door to . . .

#### ENTRANCE HALL:



LOUNGE: 16' 11" x 13' 0" (5.16m x 3.96m) Carved oak fireplace with granite inset and hearth and gas coal effect fire, cornice ceiling. Double doors to . . .



DINING ROOM: 11' 9" x 9' 0" (3.58m x 2.74m)



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KITCHEN/LIVING/DINING: 19' 11" x 12' 10" (6.07m x 3.91m) Painted kitchen with excellent range of high and low level units, laminate work surfaces, 1.5 bowl stainless steel sink unit with mixer tap, four ring gas hob, Beko electric double oven, fridge freezer, integrated dishwasher, spot lighting, uPVC door to outside.

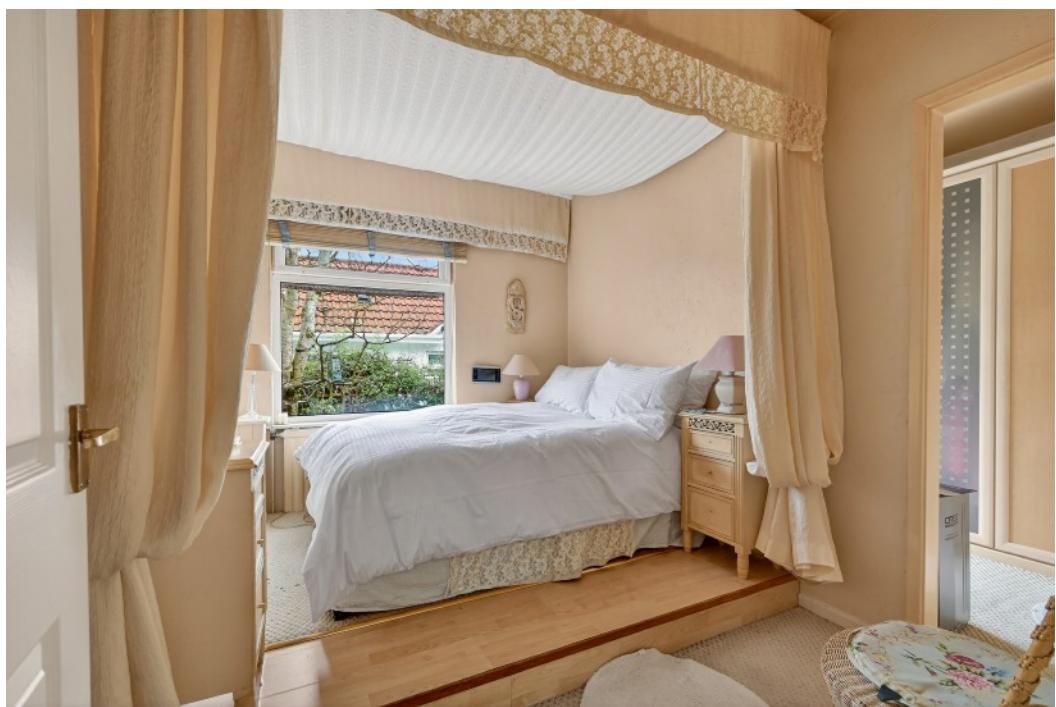


REAR HALLWAY: Access to roofspace, linen cupboard.

BATHROOM: Shower bath with Triton electric shower and shower screen, low flush wc, heated towel rail, vanity unit, utility cupboard, plumbed for washing machine, space for tumble dryer.



BEDROOM (1): 13' 10" x 10' 11" (4.22m x 3.33m)



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BEDROOM (2): 10' 0" x 7' 11" (3.05m x 2.41m)



BEDROOM (3): 10' 0" x 6' 0" (3.05m x 1.83m) Currently used as a dressing room.



SHOWER ROOM: Comprising shower cubicle with thermostatic shower unit and rain shower head, vanity unit with circular wash hand basin, low flush wc, laminate flooring, extractor fan, heated towel rail, LED lighting, Dimplex wall heater.



Outside

Driveway parking to . . .

DETACHED SINGLE GARAGE: 16' 0" x 8' 7" (4.88m x 2.62m) Up and over door, light and power, Worcester gas fired boiler.

Front garden laid in lawn, mature trees. Paved patio to rear with mature shrubs.

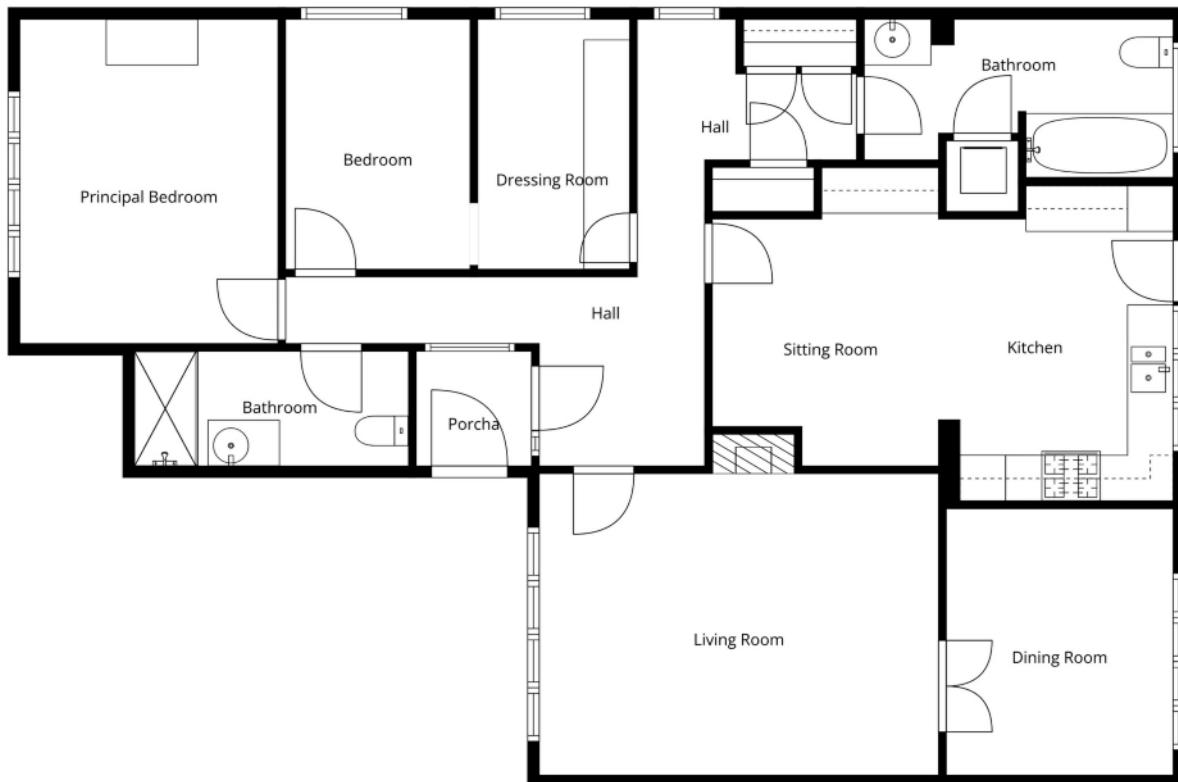


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## Location:

From Holywood town centre travel up Croft Road and Woodcroft Park is on the right hand side just after Woodcroft Lane.



Sizes And Dimensions Are Approximate. Actual May Vary.

North Down - 028 90 42 4747  
Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
Lisburn - 028 92 66 1700  
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