

5 Little Enler Link Newtownards, BT23 5UT

Offers over £400,000



VICTORIA
PINKERTON

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Beautifully Appointed Detached Residence Within The Popular Enlerbank Development

Located within the highly desirable Enlerbank development, 5 Little Enler Link is a beautifully appointed detached family residence offering approximately 2,037 sq. ft. of superbly finished and thoughtfully laid-out accommodation.

From the moment you step into the entrance porch and through to the welcoming hallway, this home impresses

with its spaciousness and attention to detail. A convenient downstairs WC adds to the practicality of the ground floor, while the elegant lounge features a contemporary electric fire set against a striking feature wall, perfect for relaxing evenings.

A separate family room offers further living space and opens via sliding patio

doors to the rear garden, creating a seamless indoor-outdoor flow. At the heart of the home lies a generous open-plan kitchen and dining area, complete with a range of high-quality integrated appliances and access to a separate utility room, making it ideal for both family life and entertaining. An additional reception room is currently used as a home gym but offers flexibility as a playroom, office, or



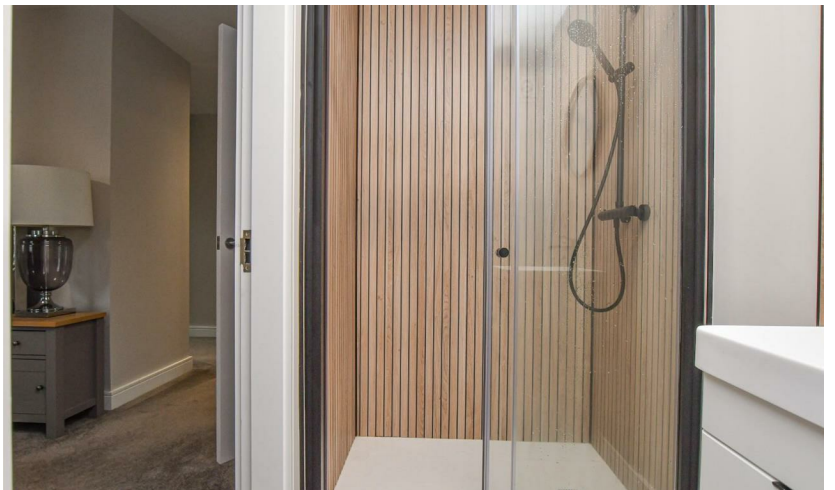


PROPERTY FEATURES

- Beautifully Appointed Detached Residence, Approximately 2037 Square Footage Within The Popular Enlerrbank Development
- Large Luxury Fitted Kitchen/Dining Space With Range Of Integrated Appliances And Access To Utility Room
- Luxurious Family Bathroom With Panelled Bath And Separate Shower Cubicle
- Ideally Located Within Walking Distance Of The Historic Comber Town Centre And The Tranquillity Of Strangford Lough
- Entrance Porch Leading To Welcoming Hall With Convenient Downstairs WC
- Additional Reception Space Currently Used As A Gym, Or Ideal Work From Home Office Space
- Fully Enclosed Rear Garden Laid In Lawn With Patio Area
- Well Proportioned Lounge With Feature Wall Electric Fire And Separate Family Room With Sliding Patio Doors Leading Out To Garden
- Four Well Proportioned Bedrooms, Two With Walk In Dressing Rooms And Master With Ensuite Shower Room
- uPVC Double Glazing And Gas Central Heating Controlled By Energy Saving Ember Smart Home System









Sought After Development

snug.

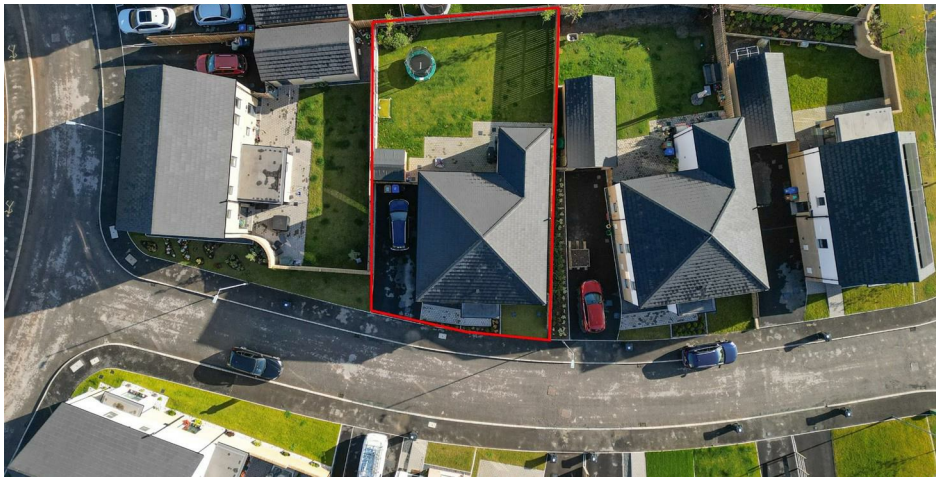
Upstairs, the property continues to impress with four well-proportioned bedrooms, two with a spacious walk-in dressing room and including a luxurious master suite boasting an ensuite shower room and . A modern and beautifully finished family bathroom features a panelled bath and separate shower cubicle, catering perfectly to the needs of

a growing family.

Outside, the fully enclosed rear garden is laid in lawn with a patio area—ideal for children at play or summer barbecues. The home also benefits from uPVC double glazing and gas central heating, all managed by the energy-efficient Ember Smart Home system.

Ideally located within walking distance

of Comber's charming historic town centre and close to the tranquil shores of Strangford Lough, this is a truly exceptional property that combines comfort, style, and convenience in a prime residential setting.



WHAT3WORDS: Unknown.

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PROPERTY MEASUREMENTS

Porch	4'6" x 6'10"
Hallway	21'3" x 16'5"
Downstairs WC	9'2" x 3'7"
Gym/Office	9'3" x 8'3"
Living Room	17'0" x 12'10"
Family Room	13'10" x 12'3"
Kitchen	23'8" x 12'3"
Utility Room	8'0" x 5'1"
Landing	16'8" x 16'3"
Storage	3'8" x 3'1"
Bedroom 1	17'1" x 13'1"
Ensuite	9'5" x 3'11"
Bedroom 2	18'8" x 12'2"
Bedroom 3	14'2" x 10'8"
Bedroom 4	11'11" x 9'5"
Bathroom	9'0" x 6'8"

Directions
Located off the Newtownards Road, Comber

REQUIRED INFO UNDER TRADING
STANDARDS GUIDANCE
Tenure - Understood To Be Freehold
No Current Management Fees
Rates - Understood To Be £2,480 Per Annum

Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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		

* For your information: The UK average rating is 'E50'.



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