

**Tim Martin**  
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**8b Whiterock Road  
Killinchy  
BT23 6PR**

**Offers Around  
£465,000**

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## SUMMARY

An exceptional detached residence set in its own spacious grounds extending to approximately 1.07 acres and enjoying pleasing views over the surrounding countryside towards Strangford Lough.

The generous accommodation includes three reception rooms, four bedrooms including master en suite and modern sanitary ware. The layout of the house is designed to suit many families needs. A double garage is approached from the private driveway.

Situated on the edge of the village of Killinchy with open countryside to front and rear, the property is ideally situated to enjoy the sport available on Strangford Lough, pleasing Lough-side walks, good shopping and a fine choice of renowned restaurants in the immediate area.

Public transport to many top schools in Downpatrick, Newtownards and East Belfast are all a stones throw away.

The property is located within the development limit of the village and, if desired, offers good potential for future development.

## FEATURES

- Exceptional Detached Bungalow Set in Mature Gardens
- 4 / 5 Bedrooms including Master En Suite
- 3 Reception Rooms
- Newly Installed Contemporary High Gloss Kitchen
- Flexible Accommodation to Suit Most Family Needs
- Spacious Gardens Extending to 1.07 acres (aprox)
- Great Development Potential
- Double Garage
- Superb Views of Surrounding Countryside Towards Strangford Lough

### **Covered Porch**

Quarry tiled steps.

### **Reception Hall**

Corniced ceiling; telephone connection point; 12 volt spotlights.

### **Cloakroom**

**9'10 x 4'11 (3.00m x 1.50m)**

White suite comprising maple laminate vanity unit with glass bowl wash hand basin and chrome pillar mixer tap; plate glass shelf; close coupled wc; ceramic tiled floor; part tiled wall.

### **Living Room**

**18'10 x 16'2 (5.74m x 4.93m)**

Black granite fireplace and hearth with carved stone chimney piece; tv aerial connection points; corniced ceiling; glazed patio door with side lights to garden; 12 volt ceiling spotlights.

### **Kitchen**

**14'3 x 13'0 (4.34m x 3.96m)**

Newly installed high gloss kitchen with floor level cupboards and drawers; quartz worktops and Neff appliances including double oven, hob, extractor hood, mid height fridge and integrated dishwasher.

### **Walk In Store**

**5'3 x 4'11 (1.60m x 1.50m)**

Shelved ceramic tiled floor.

### **Laundry Room**

**8'5 x 7'7 (2.57m x 2.31m)**

Range of laminate eye and floor level cupboards; formica worktop; space and plumbing for washing machine and tumble dryer; hotpress with copper cylinder; ceramic tiled floor; ½ tiled walls.

### **Hallway**

Corniced ceiling ; 12 volt spotlights.

### **Dining Room**

**14'5 x 13' (4.39m x 3.96m)**

Corniced ceiling; 12 volt spotlights.

### **Sitting Room**

**13'6 x 13'10 (4.11m x 4.22m)**

Hole in the wall fireplace with quarry tiled surround on matching raised hearth Baxi grate; pine beam mantle on matching corbils; tv aerial connection.

### **Rear Hallway**

#### **Bedroom 1**

**11'11 x 8'11 (3.63m x 2.72m)**

#### **Bedroom 2**

**15'8 x 9'10 (4.78m x 3.00m)**

#### **Bedroom 3**

**14'7 x 8'11 (4.45m x 2.72m)**

## Bathroom

14'6 x 6'4 (4.42m x 1.93m)

Contemporary white suite comprising panelled bath with chrome mixer taps; quadrant shower cubicle with thermostatically controlled power shower, glass sliding shower doors and side panels; vanity unit with fitted wash hand basin and chrome mono mixer tap, cupboards and drawers under; shaver socket over; close coupled wc; chrome vertical wall mounted heated towel radiator; hotpress with insulated copper cylinder and Willis type immersion heater; ceramic tiled walls and floor.

## Master Bedroom

18'9 x 13'4 max measurements (5.72m x 4.06m max measurements)

Corniced ceiling; 12 volt spotlights; glazed patio door and side lights to gardens; tv aerial connection.

## En Suite Shower Room

8'10 x 5' (2.69m x 1.52m)

White suite comprising quadrant shower cubicle with Mira Jump electric shower; glass sliding shower doors and side panels; vanity unit with fitted wash hand basin and chrome mono mixer tap; cupboards under; shaver socket over; close coupled wc; ceramic tiled walls and floor; ceiling spotlights; chrome wall mounted heated towel radiator.

## Outside

Sweeping bitmac drive leading to ample parking in front of garage.

## Detached Double Garage

19'10 x 19'7 (6.05m x 5.97m)

Twin electrically operated roller doors; fluorescent light and power points.

## Gardens

Extensive gardens to front sides and rear laid out in lawns and planted with a fine selection of ornamental shrubs and trees including Flowering Cherry, Forest Flame, Rhododendron, Camellia, Silver Birch, Apple and Crab Apple etc. A hexagonal flagged patio situated adjacent to the residence overlooks the gardens towards Strangford Lough.

## Capital / Rateable Value

£3

Ground Floor



8B Whiterock Road, Kilinchy





















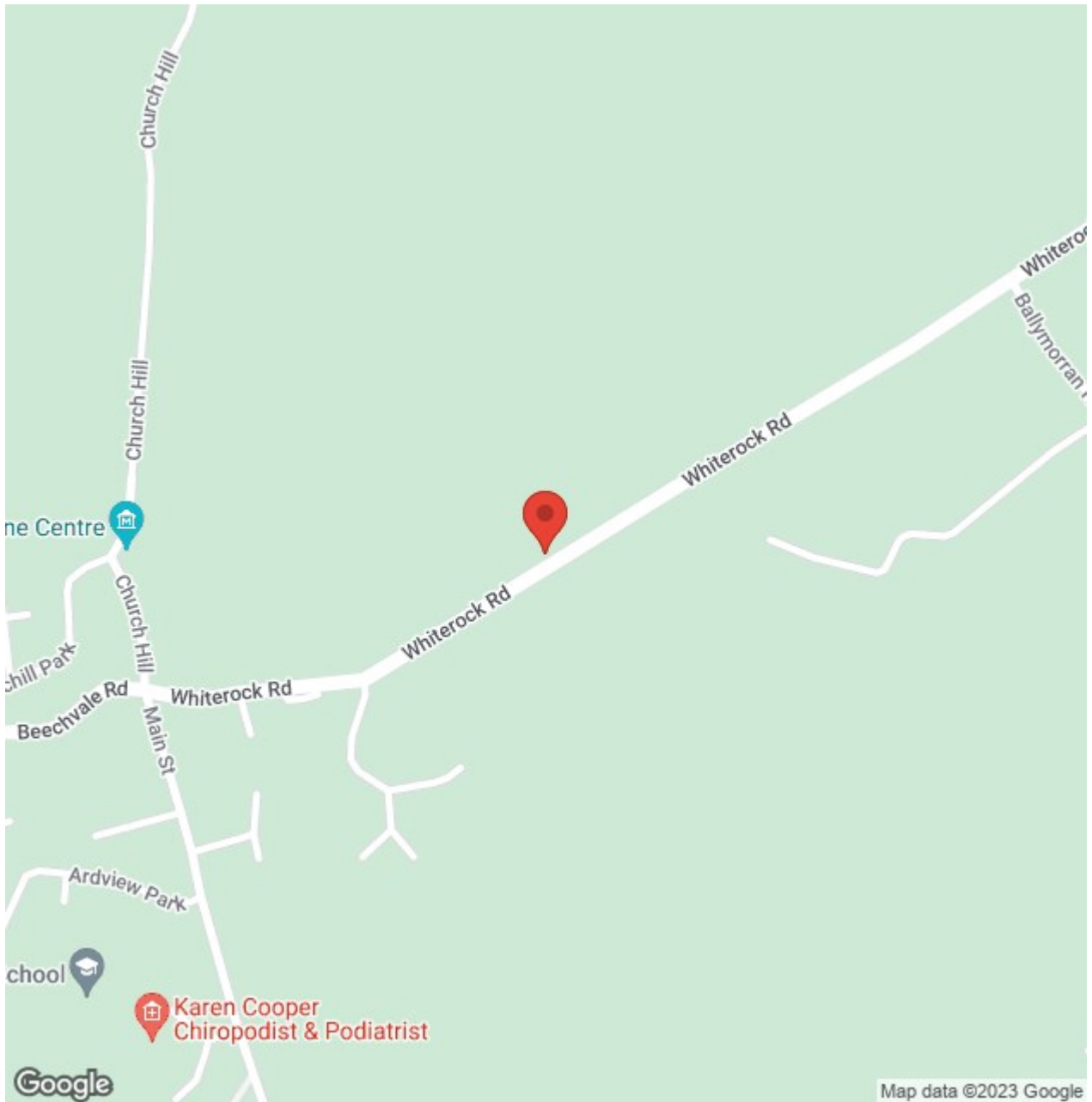












Map data ©2023 Google



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			
		48	71

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