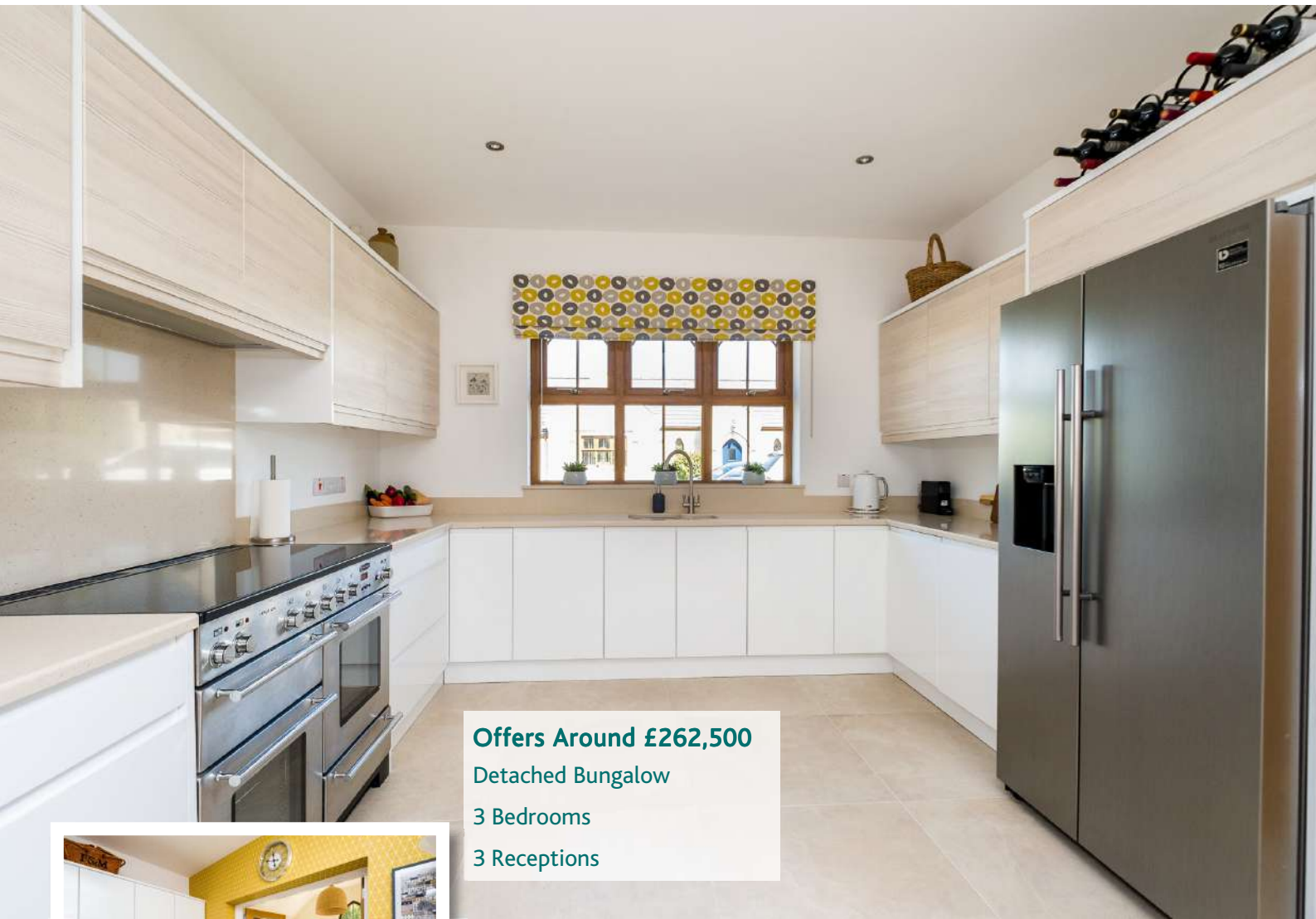




 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

The Gate Lodge, 4 Manor Lane | Kilmoody BT23 6NS
OFFERS AROUND £262,500



Offers Around £262,500

Detached Bungalow

3 Bedrooms

3 Receptions



Property Features

- Beautifully Presented Detached Bungalow
- Finished to an Exacting Standard Throughout
- Spacious Reception/Dining Hall with Semi Vaulted Ceiling
- Recently Installed Handleless Luxury Kitchen
- Sunroom
- Lounge
- Three Bedrooms, Master with En Suite Shower Room
- White Bathroom Suite
- Cloakroom with WC & Additional Walk in Cloakroom
- Utility Room & Door to Integral Garage
- Oil Fired Central Heating & Oak Effect uPVC Double Glazing
- Front Garden with Mature Well Stocked Flowerbeds & Brick Paviour Drive
- Enclosed Rear Landscaped Garden
- Located in Kilmood Offering Ease of Access to Killinchy, Comber and Belfast
- Convenient to the Well Renowned Killinchy Primary School and Other Leading Primary and Post Primary Schools

Accommodation

Ground Floor

Reception Porch

Spacious Reception/Dining Hall
13'1" x 12'9"

Bespoke Kitchen
22'3" x 11'11"

Utility Room
10'4" x 6'8"

Sun Room
11'3" x 10'11"

Lounge
18'2" x 13'1"

Ground Floor

Separate WC
8'2" x 3'9"

Walk in Cloakroom

Master Bedroom
14'0" x 13'0"

En Suite Shower Room

Bedroom Two
12'3" x 9'1"

Bedroom Three
12'1" x 9'1"

Bathroom
8'4" x 7'10"

Outside

Gardens
Enclosed Side and Rear
Landscaped Gardens

Integral Garage
13'8" x 10'4"

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk



Manor Lane is situated in the small village of Kilmood, a stunning rural setting which is close to Killinchy and only a short drive to Comber, with its excellent range of local shops, restaurants and cafes. No 4 offers excellent accommodation internally and a superbly appointed garden perfect for outdoor entertaining, occupying a spacious corner site, which is mature and private.

A superb home, which has been finished to a high standard throughout, with no expense spared, therefore viewing is strongly recommended.



Directions

Travelling from Comber on the Killinchy Road, continue to Lisbane and turn right after the Poachers Pocket on the Lisbarnett Road. Continue along the road and turn left onto the Kilmood Church Road and Manor Lane is on the right handside.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C	70	72
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(01 - 20) G		
Not energy efficient - higher running costs		



Viewing

By appointment through agent.

Free Valuation

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