

simon**BRIEN**  
RESIDENTIAL

16 Demesne Manor,  
Holywood, BT18 9NW



Offers Over £795,000

Telephone 02890 428989  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- Detached family home situated in a quiet cul-de-sac off Demesne Road
- Constructed in 2021
- Accommodation spanning 2,350 sq ft
- Immaculately maintained by the current owners
- Entrance hall with cloakroom and fitted storage under the stairs
- Drawing room with feature gas fire and bay window
- Dining room which can be used as a playroom or home office
- Large open plan kitchen, living and dining space to the rear with bi-folding doors to the patio and gardens
- Contemporary kitchen with an excellent range of integrated appliances
- Living space with free standing gas stove
- Dining space for large 8/10 seater dining table
- Walk in pantry/utility room
- Four large double bedrooms
- Principal suite with en suite shower room and dressing room
- Home office on first floor
- Detached garage
- Garden to rear laid in lawns with patio space
- Driveway parking to the front
- Gas fired central heating (underfloor on ground floor)
- Double glazed windows
- Alarm system fitted
- Convenient location a 5 minute walk to the bustling Hollywood High Street and popular North Down coastal paths
- A 5 minute drive to George Best City Airport and 10 minute drive to Belfast City Centre

#### SUMMARY

16 Demesne Manor can be found in a quiet cul-de-sac off Demesne Road in Holywood. Conveniently located in the heart of the town, it is a 5 minute walk to the Holywood High Street and North Down coastal paths, there is an excellent range of primary and secondary schools all within walking distance, for commuting the Holywood train halt is a 10 minute walk, George Best City Airport is a 5 minute drive and Belfast City Centre is a 10 minute drive.

This property has been built in a traditional style but benefits from all the modern day requirements such as a high energy rating, well insulated, underfloor heating on the ground floor and a large open plan living space to the rear. The accommodation is laid out over two levels and spans to 2,350 sq ft. You are greeted by a large reception hall with cloakroom and fitted storage under the stairs. There are two reception rooms to the front, a large drawing room with gas fire and bay window and dining room which can be used as a playroom or home office. To the rear is a large open plan living space with contemporary kitchen, freestanding gas stove and bi-folding doors to the rear patio and gardens. In addition there is a walk in pantry and utility room. On the first floor are four large double bedrooms, the principal suite benefits from an en suite shower room and dressing room, there is also the added benefit of a home office on the first floor.

Outside there is a detached garage, driveway parking to the front and a garden laid in lawns with patio space.

This home will be sure to appeal to a wide range of buyers and early viewing is highly recommended.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

Paneled entrance door to Entrance Hall.



##### ENTRANCE HALL:

Parquet wood effect tiled floor, built in under stairs storage.



##### CLOAKROOM:

Low flush WC, wash hand basin, tiled floor, recessed lighting.





**LIVING ROOM:**  
11' 0" x 10' 8" (3.35m x 3.25m)

**DRAWING ROOM:**  
21' 8" x 16' 2" (6.6m x 4.93m)  
(Into bay)

Fire surround with gas stove and polished marble hearth, double opening glazed doors to open plan space to rear, recessed lighting.



**OPEN PLAN KITCHEN/LIVING/DINING:**  
30' 9" x 25' 5" (9.37m x 7.75m)

Contemporary kitchen with excellent range of fitted units and marble worktops, large island with 5 ring Neff induction hob, stainless steel Blanco sink unit with mixer taps and Quooker hot water tap, integrated Neff dishwasher, integrated Neff double oven, integrated larder fridge, integrated larder freezer, dining space for 6-8 people, living area with free standing gas stove, bifolding patio doors to rear, parquet wood block effect tiled floor, recessed lighting.





**UTILITY ROOM/PANTRY:**  
**11' 7" x 5' 7" (3.53m x 1.7m)**  
Fitted units with stainless steel single drainer sink unit with mixer taps, plumbed for washing machine, recess for tumble drier, gas boiler, PVC glazed door to side parking area, parquet wood effect tiled floor, recessed lighting.

**FIRST FLOOR**

**LANDING:**  
Access to floored roofspace via Slingsby ladder. Hotpress with shelving and pressurised hot water tank.

**BATHROOM:**  
**11' 1" x 7' 3" (3.38m x 2.21m)**

Contemporary white suite comprising of: Low flush WC, wash hand basin with vanity unit below and illuminated wall mirror above, free standing bath with mixer taps and shower attachment, large shower with overhead and hand held shower attachments, chrome heated towel radiator, tiled floor, fully tiled walls, recessed lighting.



**BEDROOM (1):**  
**14' 11" x 11' 1" (4.55m x 3.38m)**

Walk in dressing room with excellent range of fitted units, recessed lighting.

**ENSUITE SHOWER ROOM:**

Low flush WC, wash hand basin with vanity below and illuminated wall mirror above, large shower with overhead and hand held shower attachments, chrome heated towel radiator, tiled floor, fully tiled walls, recessed lighting.





**BEDROOM (2):**  
11' 5" x 11' 5" (3.48m x 3.48m)



**BEDROOM (3):**  
12' 3" x 11' 3" (3.73m x 3.43m)



**BEDROOM (4):**  
11' 4" x 10' 11" (3.45m x 3.33m)

**STUDY:**  
11' 0" x 7' 6" (3.35m x 2.29m)

**OUTSIDE**

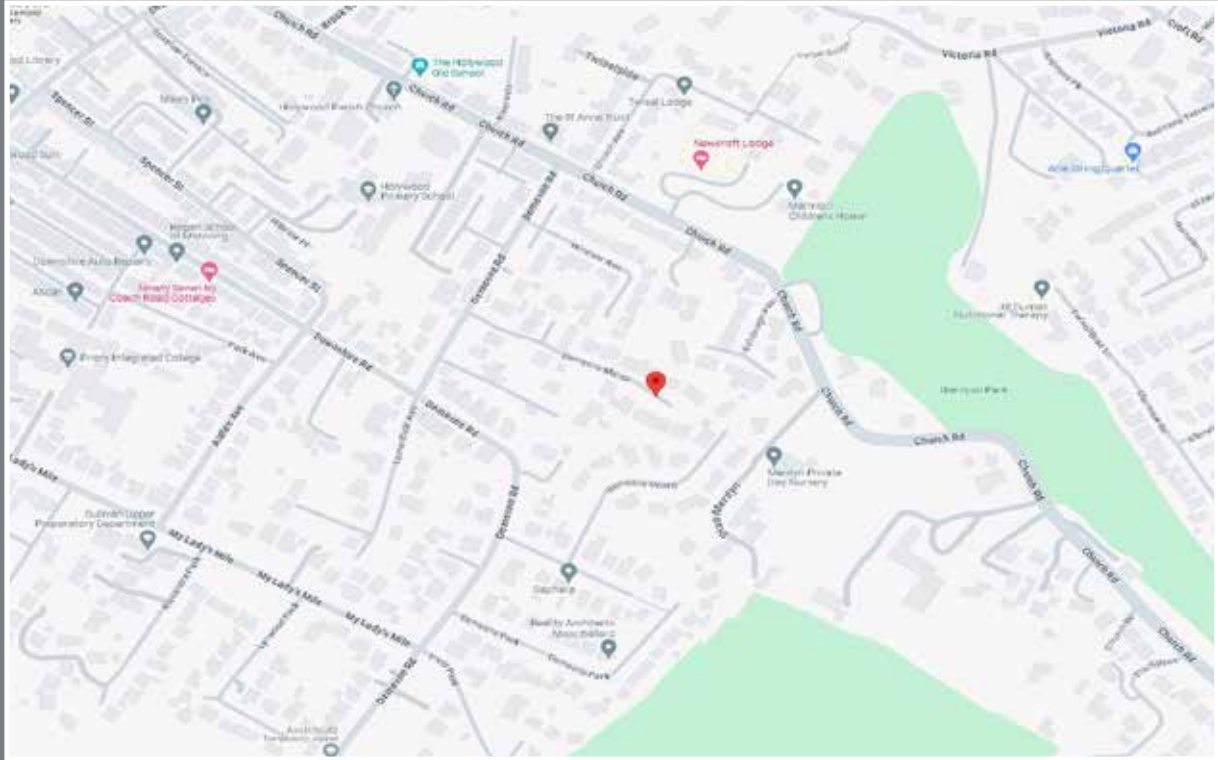
**GARAGE:**  
16' 4" x 10' 0" (4.98m x 3.05m)

Roller shutter door, power and light.

Brick paver patio, garden laid in lawns, outdoor power supply, outdoor lighting, tarmac driveway, water supply.



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



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REF: TB/C/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 5739-0533-9000-0741-2226

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