

GERARD MCCLINTON
ESTATE AGENT



121 Knock Road, Belfast, BT5 6LG

Offers over £720,000





121 Knock Road

Belfast, BT5 6LG

- Exceptional detached family home extending to approximately 3,200 sq ft over 2½ floors
- Stunning open-plan kitchen, living and dining space with bespoke island and premium AEG appliances
- Three beautifully appointed reception rooms, including a formal drawing room and garden room/home office
- Landscaped south-west facing gardens with porcelain patio and views towards the County Antrim Hills
- Walking distance to Ballyhackamore, Belmont Village and the Comber Greenway
- Exclusive electric gated entrance with private driveway parking for up to six vehicles
- Six versatile bedrooms including a luxurious principal suite with dressing room and ensuite
- 96A Rated - Energy-efficient design featuring integrated high spec roof solar tiles and battery storage system
- High-specification finish throughout with bespoke cabinetry, plantation shutters and quality fixtures
- Within the catchment area for many of East Belfast's leading primary and secondary schools

Laurel House is an exceptional detached red-brick family home, set behind electric gates in one of East Belfast's most desirable residential locations. Extending to approximately 3,200 sq ft over 2½ floors, this beautifully designed home effortlessly combines timeless architecture with modern, energy-efficient living.

From the moment you step inside, the quality is unmistakable. A welcoming entrance hall leads to an elegant drawing room featuring a striking marble fireplace, bespoke cabinetry and plantation shutters. The heart of the home is the stunning open-plan kitchen, living and dining space, complete with a large island, premium integrated appliances and generous entertaining areas. Sliding doors open directly onto the private south-west facing patio, creating a seamless connection between inside and out.

The first floor offers four superb double bedrooms, including an impressive principal suite with dressing room, luxurious en-suite and bespoke media wall. A guest bedroom also enjoys its own en-suite, while the remaining bedrooms are served by a stylish family bathroom.

The second floor adds even more flexibility, currently arranged as two further bedrooms, one of which is used as a home gym, making this level ideal for growing families, guests or those working from home.

Designed with sustainability in mind, Laurel House benefits from integrated solar tiles and battery storage, helping to reduce energy costs and minimise its environmental impact.

Outside, electric gates open onto a spacious stone driveway providing parking for up to six vehicles. The fully enclosed rear garden is beautifully landscaped with a generous lawn, raised planting beds and a superb south-west facing patio—perfect for outdoor dining, entertaining or simply relaxing in the afternoon and evening sunshine.



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Entrance Hall	12'9" x 10'5" (3.9 x 3.2)
Living Room	16'2" x 16'0" (4.95 x 4.9)
L Shaped Open Plan Family Room & Dining Kitchen	26'10" x 26'6" (8.2 x 8.1)
Utility /Laundry Room	12'11" x 5'6" (3.95 x 1.7)
Sitting Room	12'11" x 12'0" (3.95 x 3.68)
First Floor Landing	16'0" x 10'9" (4.9 x 3.3)
Principal Bedroom	21'10" x 16'2" (6.68 x 4.95)
En Suite Shower Room	9'2" x 4'5" (2.8 x 1.35)
Dressing Room	9'10" x 6'6" (3 x 2)
Bedroom Two	12'7" x 12'1" (3.84 x 3.7)
Family Bathroom	9'10" x 7'2" (3.0 x 2.2)
Bedroom Three	16'0" x 12'1" (4.9 x 3.7)



Bedroom Four

12'7" x 11'7" (3.84 x 3.54)

Second Floor

Bedroom Five /Home Gym

20'8" x 12'5" (6.3 x 3.8)

Bedroom Six / Home Office

12'5" x 11'9" (3.8 x 3.6)

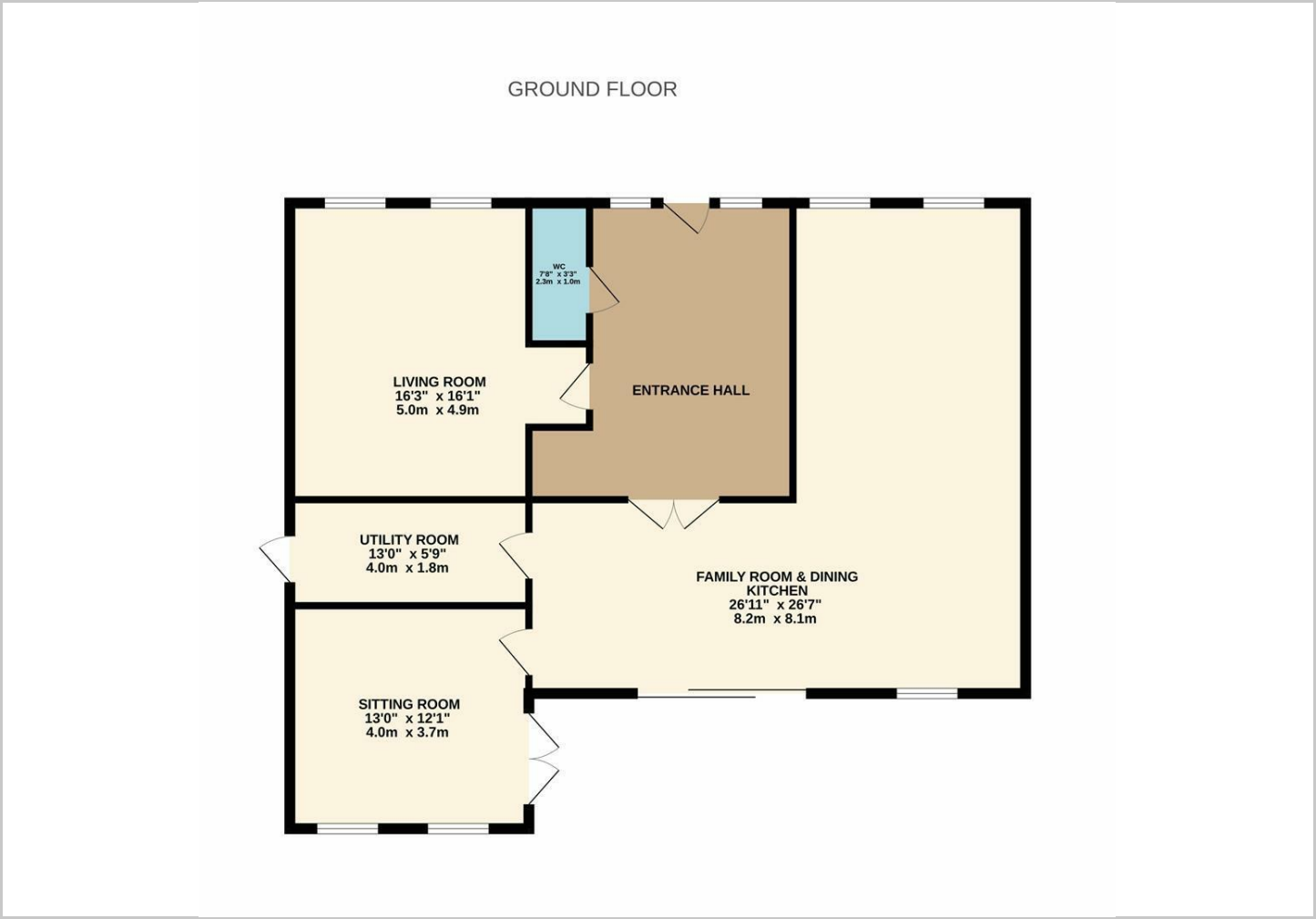
Outside

Directions





Floor Plans



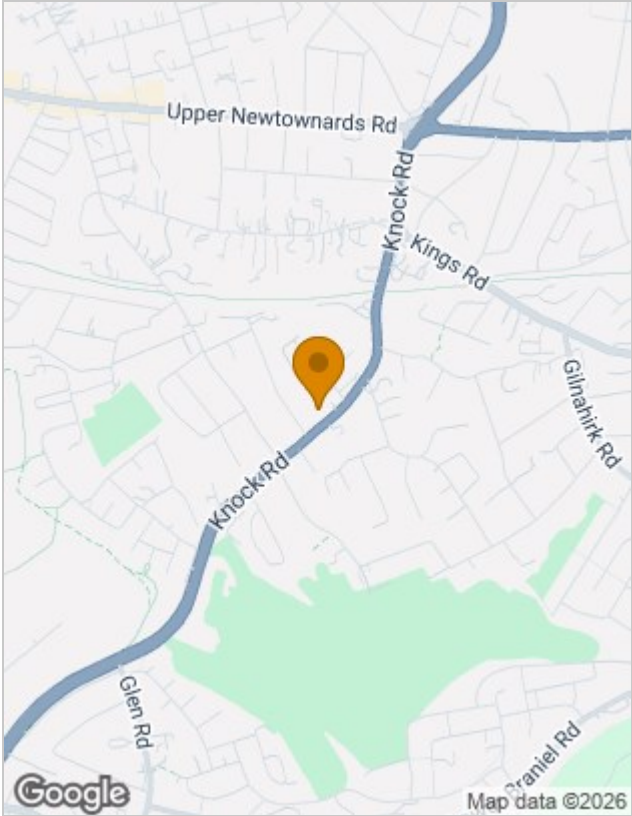
Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

