



# 10 WILSHERE DRIVE

Belfast, BT4 2GP

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*Offers over* **£625,000**



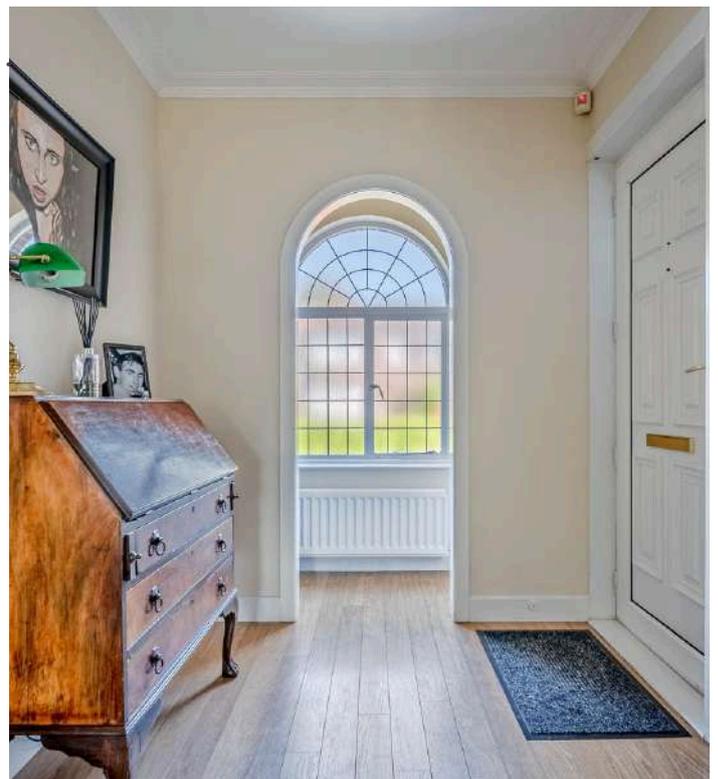
DETACHED | 4  | 3  | 4 

This beautiful, detached family home offers a prime location whilst also boasting excellent, spacious accommodation.

This ideal location is within walking distance to both Ballyhackamore and Belmont villages, which offer an extensive choice of shops, cafes and restaurants. Belfast city centre and Holywood are also within easy commuting distance, as is an excellent range of leading Primary, Secondary and Grammar schools.

This well-appointed property enjoys stunning outdoor space, with a spacious driveway for parking and a beautiful mature, private rear garden, ideal for outdoor entertaining or children at play. There are four well proportioned bedrooms, principal with en suite shower room and dressing room. The downstairs accommodation includes a homely living room, separate dining room, spacious family room with feature vaulted ceiling and dual aspect picture windows, modern fitted kitchen with separate utility and an additional reception room that can be used as a study or further downstairs bedroom accommodation with access to a shower room located adjacent.

With so many sought after attributes we are sure this property will gain instant momentum in the current market and therefore recommend viewing at your earliest convenience to appreciate all it has to offer.



## KEY FEATURES

- Beautiful Detached Family Home located in a Prime Location off Circular Road in East Belfast
- Lounge and Separate Dining Room
- Family Room with Feature Vaulted Ceiling and Exposed Beams, Dual Aspect Wall to Wall Length Windows and Access to Rear Patio and Garden
- Maple Oak Fitted Kitchen with Mature Outlook Over Stunning Garden
- Separate Utility Room
- Downstairs Shower Room
- Study / Bedroom Five with Double Glazed Patio Doors to Rear Patio and Garden
- Four Bedrooms Upstairs, with Principal Incorporating En Suite Shower Room and Walk-In Dressing Room
- White Bathroom Suite
- Gas Fired Central Heating
- Tarmac Driveway with Ample Parking Leading to Attached Garage
- Beautiful Southerly Facing Rear Garden Laid in Lawns with Excellent Degree of Privacy, Ideal for Outdoor Entertaining
- Within Walking Distance to Both Ballyhackamore and Belmont Villages
- Close to Various Amenities Including CIYMS, Stormont Estate and George Best City Airport
- Within the Catchment Area to a Range of Local Leading Primary, Secondary and Grammar Schools



## ROOM DETAILS

### *Ground Floor*

- Reception Hall
- Living Room  
13'1" x 12'6"
- Dining Room  
13'4" x 11'8"
- Family Room  
19'3" x 14'9"
- Kitchen  
14'7" x 11'8"
- Shower Room
- Utility Room
- Study/Bedroom Five  
14'1" x 6'2"

### *First Floor*

- Landing
- Bedroom One with  
En Suite  
13'4" x 12'9"
- Bedroom Two  
13'4" x 10'7"
- Bedroom Three  
13'1" x 11'5"
- Bedroom Four  
10'9" x 9'7"
- Bathroom
- WC

### *Outside*

- Pillared and Gated  
Entrance
- Tarmac Driveway
- Attached Garage with  
Roller Shutter Door
- Garden to Front in Lawn
- Southerly Facing Rear  
Garden Laid in Lawns
- Mature Shrubs and Trees
- Brick Paved Patio Areas





# FLOOR PLANS



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## DIRECTIONS

*Travelling from the Maypole in Holywood continue along the High Street in the direction of Belfast. Turn left into My Lady's Mile and then right into Alexandra Park. Travel along Alexandra Park and Alexandra Gate is located on the right hand side, Number 8 has its own private gated access to the left hand side.*



## THE LOCAL AREA

*East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	60	66
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



## OUR BRANCHES

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