



# 4 ORCHARD LANE

Belfast, BT4 2GW

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*Offers over* **£750,000**



DETACHED | 6  | 3  | 3 

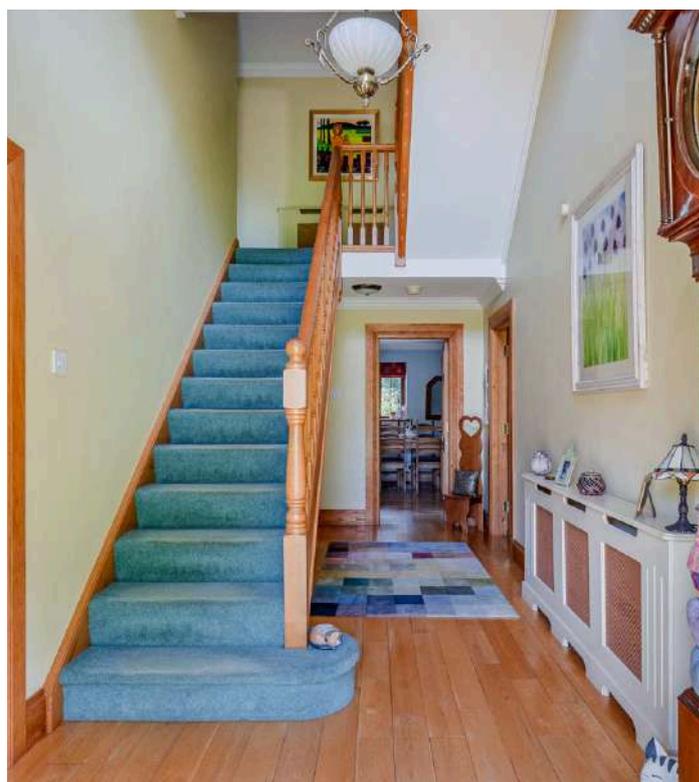
Situated off the ever-popular Circular Road in East Belfast, Orchard Lane is a small private development of four detached homes.

The accommodation comprises bright and spacious entrance hall, family room with feature gas stove, spacious lounge and a generous open plan kitchen with informal dining area and additional living accommodation. There is also a furnished downstairs cloakroom and utility room.

The first floor hosts the principal bedroom and en suite shower room, three further bedrooms (one currently being used as a dressing room) and a contemporary main bathroom featuring a free standing bath. The second floor provides a further two spacious bedrooms, one with walk in dressing room and an additional shower room.

Outside, there is a large tarmac driveway for ample off-street parking, leading to a double detached garage. There are gardens to front and rear in lawn with an array of mature shrubs and trees.

Early viewing is highly recommended to see all that this family home has to offer.



## KEY FEATURES

- Attractive Detached Family Home Extending to Approximately 3000 Square Feet
- Excellent Prestigious Location Providing Convenience to Belmont Village, Ballyhackamore Village and Main Arterial Routes
- Within the Catchment Area to a Range of Belfast's Leading Primary and Post Primary Schools
- Walking Distance to Stormont Estate and CIYMS
- Six Bedrooms over Two Floors, Principal with En Suite Shower Room, Separate Family Bathroom and Additional Shower Room to Second Floor
- Large Living Room and Separate Lounge, Both with New England Style Built in Shutters
- Bespoke Fully Fitted Kitchen with Excellent Storage, Centre Island Unit / Dining / Family Area
- Utility Room with Additional Storage
- Downstairs Cloakroom with WC
- Main Bathroom in Contemporary White Suite with Free Standing Bath
- Gas Fired Central Heating
- Beam Vacuum System
- Double Glazing Throughout
- Gardens to Front and Rear in Lawn with Brick Paved Patio Area to Rear
- Generous Sized Tarmac Driveway to Front for Ample Off Street Parking Leading to Detached Double Garage
- Broadband Speed - Ultrafast
- Early Viewing Highly Recommended



## ROOM DETAILS

### *Ground Floor*

- Entrance Porch
- Reception Hall
- Dining/Family Room  
13'11" x 12'3"
- Ground Floor WC
- Lounge  
18'6" x 14'
- Kitchen/Dining/Living  
Space  
33'4" x 12'3"
- Utility Area

### *First Floor*

- Landing
- Principal Bedroom  
14'8" x 12'10"
- En Suite Shower Room
- Bedroom Two  
16'8" x 12'8"
- Bedroom Three  
11'9" x 10'6"
- Bathroom"

### *Second Floor*

- Landing
- Bedroom Five  
19'3" x 10'6"
- Dressing Room  
10'6" x 7'7"
- Bedroom Six  
26' x 12'8"

### *Outside*

- Tarmac Driveway and  
Parking Area
- Front Garden in Lawn  
with Brick Paved Patio  
and Pathways
- Rear and Side Gardens in  
Lawn
- Brick Paved Patio Areas  
Ideal for Outdoor  
Entertaining
- Double Garage





# FLOOR PLANS



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 past CIYMS on the Circular Road towards Belmont, Orchard Lane is on the right 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+		
81-91		
69-80		
55-68	70	71
39-54		
21-38		
1-20		
NOT energy efficient – higher running costs		

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



## OUR BRANCHES

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