



## 759 Shore Road, Jordanstown, BT37 0PZ

Offers Over £895,000

- Detached family home bordering Belfast Lough with stunning views
- 3 Generous reception rooms
- Luxury fitted kitchen with matching appliances
- Bathroom with modern white suite
- Two double garages with first floor games room and remote control doors
- 4 Bedrooms (2 with ensuite shower rooms)
- Sunroom with stunning sea views
- Double glazing/ Oil fired central heating
- Ground floor cloaks/ Utility room
- Generous mature site

# 759 Shore Road, Jordanstown BT37 0PZ

This unique and extra special home has been sympathetically modernised and restored, completed to an exacting standard to deliver an exceptional family residence of real distinction. Set on a superb site boarding Belfast Lough, the property enjoys magnificent, breathtaking views that stretch across the water and create a stunning sense of space and calm. The accommodation is thoughtfully designed for modern living, combining elegant finishes with comfort and practicality throughout. Generous living areas make the most of the outlook, while the overall presentation reflects quality and attention to detail at every turn. Ideally located, the home is close to excellent schools, local shops, and well-connected public transport facilities, ensuring convenience for daily life. This is a rare opportunity to secure a beautifully finished family home in a truly special coastal setting, with views that remain impressive in every season throughout.



Council Tax Band:



## GROUND FLOOR

### RECEPTION PORCH

Ceramic tiled flooring, panelling, arched doors

### RECEPTION HALL

### FAMILY ROOM

24'4" x 12'0"

Ceramic tiled flooring, panelling, magnificent sea views

### OFFICE/ STUDY (CURRENTLY USED AS ART ROOM)

16'10" x 9'0"

Sea views

### REAR INNER HALLWAY

### CLOAKS

Low flush W/C, wash hand basin, heated towel rail, ceramic tiled flooring, extractor fan, panelling

### LIVING ROOM

17'9" x 16'0"

Ceramic tiled flooring, feature marble fireplace, cast iron inset, granite hearth, panelling, beamed ceiling, open plan to:

### SUNROOM

41'4" x 10'10"

Ceramic tiled flooring, separate single door, open plan to:

### LUXURY KITCHEN

23'0" x 17'0"

Range of high and low level units, marble work surfaces, built in twin Smeg and Bosch ovens, extractor fan, twin fridges, wine rack, island unit incorporating single drainer mixer tap, dishwasher, beam ceiling, downlighters, ceramic tiled flooring, display units, butler's pantry, casual dining area.

### UTILITY ROOM

Built in units, round edge work surfaces, single drainer stainless steel sink unit with mixer tap, dishwasher, display units, ceramic tiled flooring, downlighters

### FIRST FLOOR

Feature staircase with attractive stained glass window

### LANDING

Downlighters, built in storage

### BEDROOM (1)

17'0" x 10'10"

Feature panelling, magnificent sea views

### ENSUITE SHOWER ROOM

Low flush W/C, vanity unit with twin sinks, shower unit with electric shower, ceramic tiled flooring, downlighters, heated towel rail

### BEDROOM (2)

14'9" x 12'4"

Feature polished wood flooring, panelling, magnificent sea views

### ENSUITE SHOWER ROOM.

Low flush W/C, vanity unit, ceramic tiled flooring, shower unit with controlled shower and overhead rain shower

### BEDROOM (3)

12'6" x 9'0"

Laminate wood flooring, feature radiator, magnificent sea views

### DRESSING ROOM

11'3" x 9'2"

Laminate wood flooring

### BEDROOM (4)

12'9" x 8'11"

Plus range of built in robes, laminate wood flooring, magnificent sea views

### BATHROOM

White suite, Jacuzzi bath with mixer tap, telephone hand shower, wash hand basin, high flush W/C, heated towel rail, ceramic tiled flooring, shower unit with controlled shower

### OUTSIDE

Car parking space with electric gates

Front in lawn, plants, trees and shrubs, greenhouse, access to beach

Courtyard, oil fired boiler, light and tap, built in store

### GAMES/ ENTERTAINMENT AREA (IDEAL FOR WORKING

36'0" x 19'3"

Light and power, heat, Velux window

### GARAGE

36'0" x 20'0"

Electric roller doors, W/C

### Disclaimer/Additional information

Tenure - Leasehold

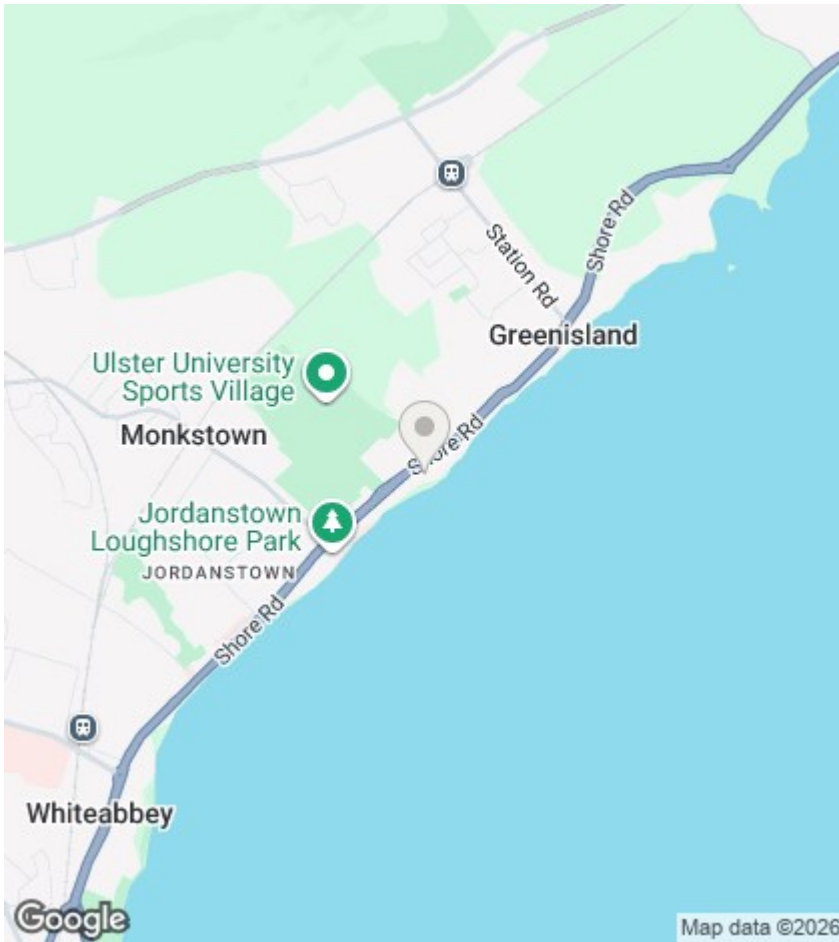
Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker>

Flooding maps for Northern Ireland

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area>

Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



## Directions

## Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			66
(39-54) E	51		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

