



34 Woodfield, Jordanstown, BT37 0ZJ

Offers Over £449,950

- Detached property in highly regarded area of Jordanstown
- 3 Reception rooms
- Luxury white bathroom suite
- Double glazing in uPVC frames
- Generous private garden to rear
- 5 Bedrooms (1 ensuite shower room)
- Luxury fitted kitchen with casual dining area
- Oil fired central heating
- Large utility room with access to double garage
- Very well presented throughout

34 Woodfield, Jordanstown BT37 0ZJ

34 Woodfield is an impressive and spacious detached family home ideally situated just off the ever-popular Jordanstown Road. This beautifully presented property offers generous accommodation throughout, comprising five well-proportioned bedrooms, including a luxurious principal bedroom with ensuite shower room. The ground floor boasts three bright and versatile reception rooms, perfect for both relaxing and entertaining, alongside a stunning modern kitchen finished to a high specification. Additional practical features include a utility room and convenient downstairs W.C. Externally, the property benefits from an attached double garage and a large, private rear garden—ideal for families and outdoor living. The home has been meticulously maintained by its current owners and further benefits from oil fired central heating. Located within close proximity to Whiteabbey Village and Jordanstown Train Station, this superb home offers both comfort and convenience in a highly sought-after area.



Council Tax Band:



GROUND FLOOR

RECEPTION HALL

Amtico flooring, feature lighting

CLOAKS

Wall hung W/C, wall hung vanity unit with mixer tap and drainer, tiling, luxury flooring

LOUNGE

19'11" x 12'8"

Amtico flooring, feature fireplace piped for gas fire, double doors to:

DINING ROOM

12'8" x 10'2"

Solid wood flooring, double door to garden

FAMILY ROOM

12'10" x 10'9"

Feature fireplace with Phoenix gas metered connection for gas fire, solid wood flooring

LUXURY KITCHEN

16'3" x 10'1"

Range of high and low level unit, Corina worksurfaces with upstands incorporating stainless steel sink unit with mixer tap and Corina drainer, built in dishwasher, built in fridge, built in Aeg oven with microwave, built in Aeg fan assisted oven, built in induction hob, extractor fan, luxury floor tiling.

Casual dining area, downlighters, tiling, dimmer, French doors to garden

UTILITY ROOM

12'4" x 11'3"

Range of high and low level units, stainless steel sink unit with mixer tap, plumbed for washing machine, space for tumble dryer

GARAGE

25'7" x 20'0"

Oil fired boiler, light and power

FIRST FLOOR

FEATURE GALLERY LANDING

Hot press with insulated pressurized system copper cylinder

BEDROOM (1)

14'4" x 10'2"

Built in wardrobes, views of Knockagh

LUXURY ENSUITE SHOWER ROOM

Wall hung W/C, wall hung wash vanity unit with mixer

tap and twin drawers, walk in shower unit with controlled pressurised shower, heated towel rail, heated mirror with integrated light

BEDROOM (2)

12'10" x 10'2"

Partial views of Knockagh

BEDROOM (3)

12'9" x 9'9"

Views of Cavehill

BEDROOM (4)

21'1" x 14'7"

Views of Belfast Lough, eve storage, access to roofspace

BEDROOM (5)

10'10" x 9'3"

BATHROOM

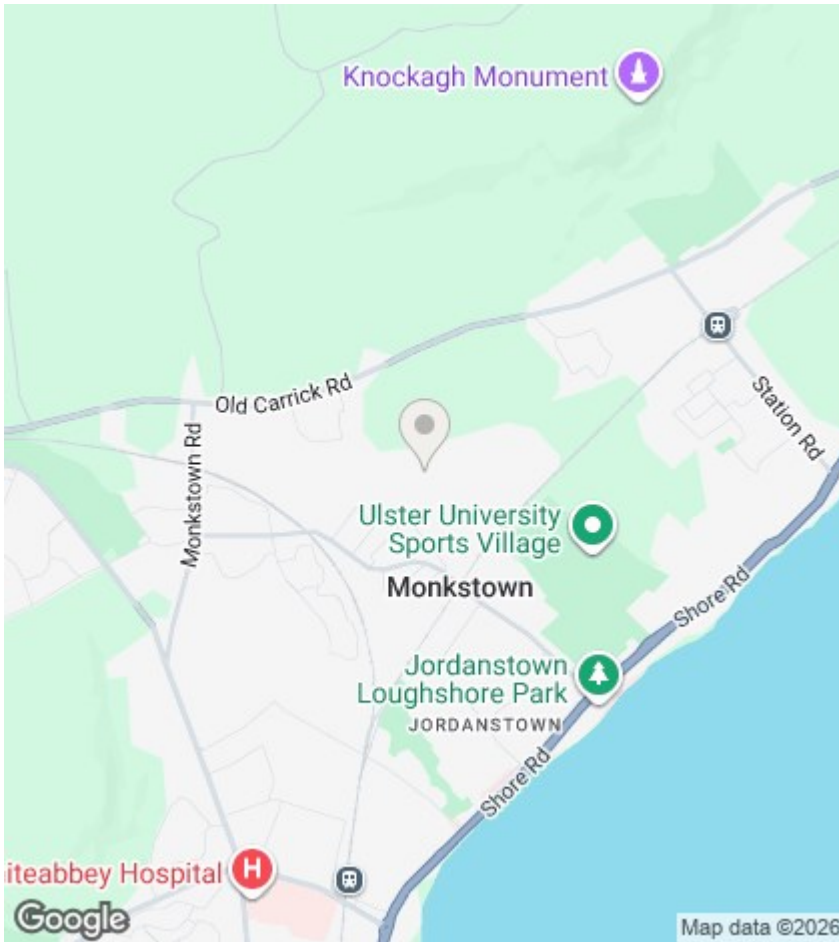
White bathroom suite, low flush W/C, vanity unit with twin drainer and mixer tap, panelled bath with mixer tap and pressurized system shower, glazed shower screen, tiling, ceramic tiled flooring, extractor fan

OUTSIDE

Front: in lawn, plants, trees and shrubs, driveway with generous car parking

Side: in driveway with electric charger point

Rear: landscaped gardens, a number of patio areas with mature plants, trees and shrubs, water tap



Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Ground Floor

