

Estate Agents &
Mortgage Specialists

Cowley

20 North Sperrin

Kings Road, BT5 7HU

Price: OA £275,000



20 North Sperrin, Kings Road

A completely renovated semi detached villa with a bespoke extension to rear.

- Downstairs shower room incorporating shower cubicle, vanity unit, low flush w.c.
- Lounge with wall hung electric fire
- Architecturally designed extension to rear, incorporating luxury kitchen/dining
- Bespoke kitchen/dining with range of fitted shaker style units, integrated appliances & island
- Split level to living area with floor to ceiling glazing, corner wood burning stove
- Utility area off with store, access to front and rear of property
- 3 Bright bedrooms
- Deluxe family bathroom incorporating shower cubicle
- Permanent staircase to roofspace with dormer window
- Gas fired central heating
- PVC double glazed windows, fascia and gutters
- Beautiful enclosed garden area with feature granite pavers and range of planters, raised terrace area

We are delighted to offer for sale this stunning home, architecturally designed and renovated in 2016. The property has benefited from not only a high end build, but the use of quality materials which enhances the impeccable finish, and it is this attention to detail which sets this apart from others on the market in this sought after locality.

The wow factor is undoubtedly the split level extension which combines the very best in modern day living with the practicality of daily life. A space which has been enhanced with the amount of natural light but also maximizes the panoramic view of Stormont and the Holywood hills. The bespoke extension enjoys 3 very distinct areas, the luxurious kitchen with range of integrated appliances, the island with breakfast bar for everyday use, but the all important dining area for family and entertaining friends.

The area is complete for that all important relax in front of the wood burner or entertaining with the facility of being able to spill out unto the secluded rear patio for those lazy summer barbecues.

It is not just a home that is on the market but the opportunity of a lifestyle with the Greenway just behind the property offering either a route towards the City or a rural trek towards Comber, the close proximity of the Glider also is most attractive for the short jaunt to the hub of Ballyhackamore.

So this is a one off opportunity and we would recommend viewing to appreciate the many features of this most unique property.

OPEN ENTRANCE PORCH:

Composite door.

ENTRANCE HALL:

Tiled floor.

DOWNSTAIRS
SHOWER ROOM:

Shower cubicle, thermostatically controlled shower,
vanitory unit, low flush w.c., heated towel rail, mirror
with light, low voltage lighting, fully tiled walls.



LOUNGE:

13'5" x 10'5" wall hung electric fire.



**EXTENDED LUXURY
BESPOKE KITCHEN:**

17'8" x 14'0" superb range of fitted high and low level shaker style units, stainless steel sink unit, mixer taps, Bosch double oven and induction ceramic hob, Bosch stainless steel extractor unit, integrated dish washer, larder unit, American fridge, granite work surfaces island with breakfast bar, low voltage lighting, tiled floor, part tiled walls, wall mounted connection for TV. Cloakroom.



**EXTENDED SPLIT LEVEL
LIVING AREA:**

20'0" x 12'0" corner wood burning stove, granite base and granite window sills, tiled floor, wall mounted connection for TV. Floor to ceiling glazing with patio doors. Access to large storage area.



UTILITY AREA/STORE:

17'0" x 6'4" Access from front to rear of property, power, light, plumbed for washing machine, Worcester gas fired boiler.

FIRST FLOOR

BEDROOM 1 :

12'5" x 10'6"



BEDROOM 2:

10'6" x 10'1"

BEDROOM 3:

6'11" x 6'11" currently used as dressing room.

FAMILY
BATHROOM:

Corner shower cubicle, thermostatically controlled shower, built in bath with tiling, vanity unit with wash hand basin, low flush w.c., mirror with light, hot towel rail, tiled floor, low voltage lighting.



LANDING:

Storage cupboard with radiator.



PERMANENT STAIRS
TO ROOFSPACE:

17'10" x 10'0" dormer window, storage into eaves, built
in shelving and drawers.



OUTSIDE:

Double entrance gates, feature brick paving, outside water tap, parking for 2 cars.

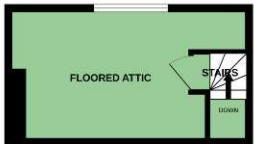
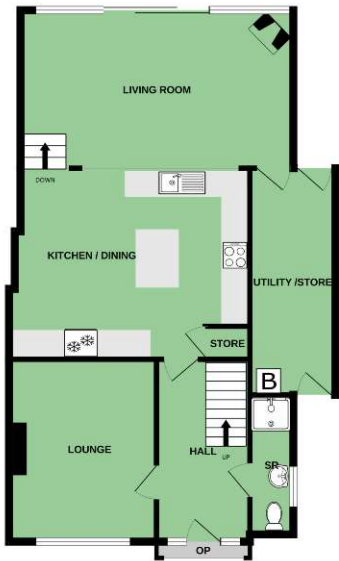
Extensive granite paved area to rear with raised terrace, feature stone cladding, planting areas. Outside light, water tap and feature lighting. Alarm system.



GROUND FLOOR

1ST FLOOR

2ND 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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PLEASE NOTE: The principal of Cowley Property is related to the vendor.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	72 C
39-54	E		
21-38	F		
1-20	G		



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