

GERARD MCCLINTON
ESTATE AGENT



23 Brooke Hall Drive, Belfast, BT8 6XA

Offers in the region of £399,950





23 Brooke Hall Drive

Belfast, BT8 6XA

- Modern Build (2021) Detached Home
- 4 Very Well Proportioned Bedrooms
- Spacious Sitting Room with Wood Burning Stove
- Separate Utility Room
- Contemporary White Family Bathroom Suite
- Prime Cul De Sac Location
- Master with En Suite & Walk In Robe
- Beautiful Open Plan Kitchen / Dining / Family Room
- Ground Floor Cloakroom with WC
- OPEN VIEWING - WED 3rd May 5.30pm - 6.30pm

Built in 2021, this beautifully presented detached home is simply stunning. It represents everything that the modern family requires today. A contemporary colour schemed living room with a wood burning stove offers a very comfortable homely environment to relax in. The bright, spacious open plan dining kitchen offers space and all the mod cons and integrated appliances. A further utility room keeps the noisier appliances out of the way and there is a downstairs wc.

On the first floor are four really well proportioned bedrooms. The master suite is particularly impressive due to its space, the contemporary en suite shower room and its generous walk in dressing room. The three other bedrooms are spacious and will accommodate modern families requirements and then some.

The family bathroom is crisp and contemporary, a modern white suite comprising shower cubicle with a thermostatic shower, panelled bath, wash hand basin with vanity unit and a close coupled wc.

On the landing there is a further walk-in wardrobe / storage area and access to the roof space via a pull down ladder.

Outside, being on a corner site it has an impressive driveway to the front, front and rear garden laid to lawn and an attached garage with roller door and pedestrian access from inside the house also.

This modern home has an impressive B rated EPC meaning it is very efficient to heat and light also.

A superb family home. Book your viewing today 02890992884



Entrance Hall

Integral Garage

17'9" x 9'11" (5.43 x 3.03)

Living / Family Room

18'7" x 11'5" (5.68 x 3.5)

Dining Kitchen

69 x 44 (21.03m x 13.41m)

Utility Room

10'5" x 5'10" (3.2 x 1.8)

Cloakroom

5'10" x 3'3" (1.8 x 1.0)

Landing

Master Bedroom

14'11" x 13'5" (4.55 x 4.1)

Master Walk in Robe

6'10" x 5'10" (2.1 x 1.8)

Master En Suite Shower Room

7'6" x 4'3" (2.3 x 1.3)

Bedroom 2

16'0" x 11'5" (4.9 x 3.5)

Bedroom 3

11'6" x 10'11" (3.52 x 3.35)

Bedroom 4

11'0" x 10'11" (3.36 x 3.34)



Family Bathroom
Outside

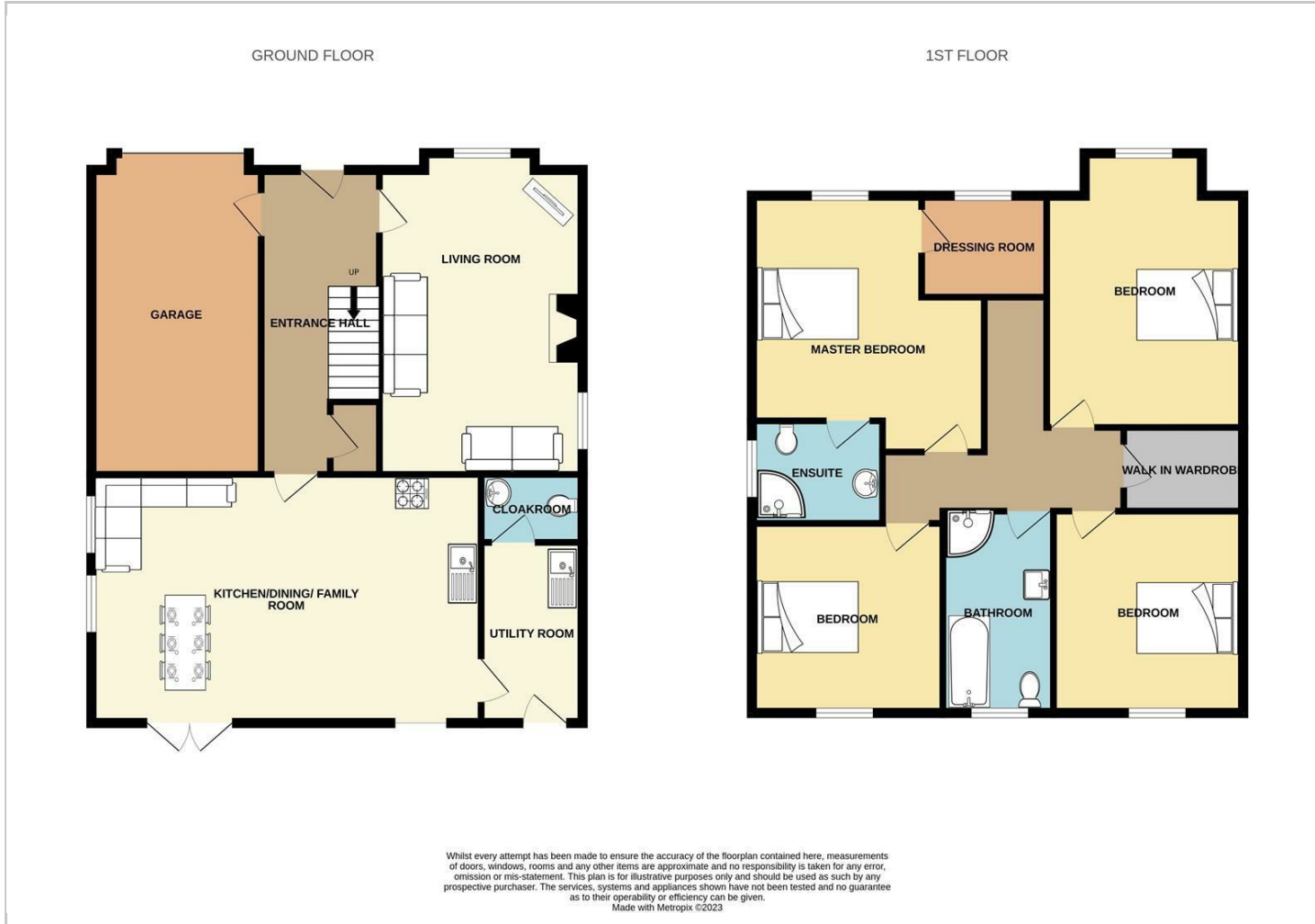


Directions





Floor Plans



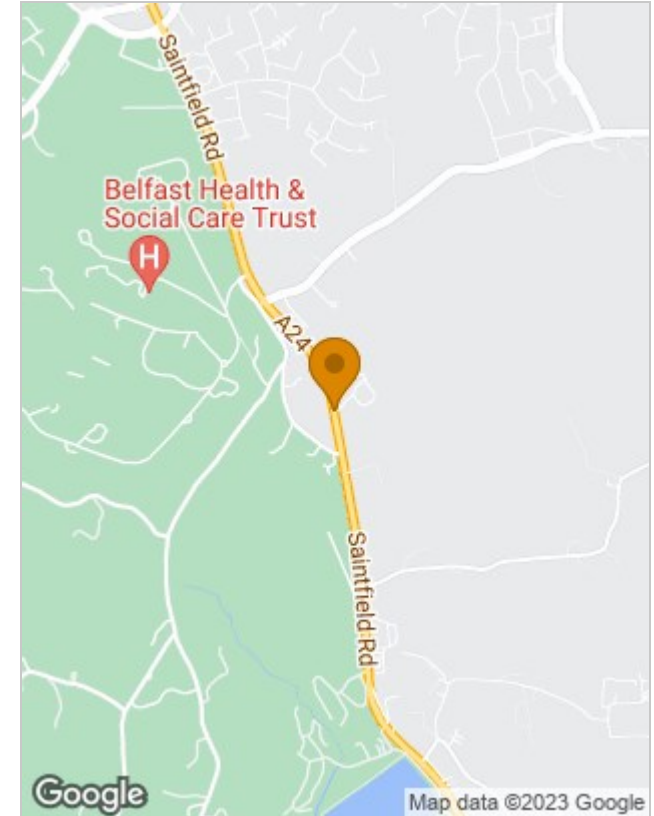
Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

