

# 1 KENSINGTON ROAD

Belfast, BT5 6NF

*Offers over* **£680,000** 

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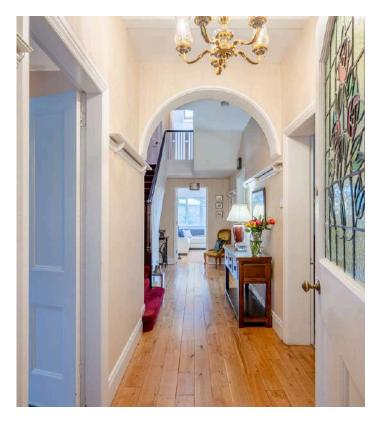
We are delighted to bring to the market this fantastic period detached property located in this much desirable and ever sought after address on Kensington Road in the heart of Cherryvalley.

Offering bright and spacious accommodation throughout, on the ground floor the property comprises of; spacious reception hall, walk in cloakroom with excellent storage, three reception rooms and a downstairs shower room with modern white suite. Of particular note is the kitchen open plan to ample living and dining space leading to a utility room.

The accommodation is further complimented over two more floors, with three well-proportioned bedrooms, principle with ensuite shower room, a dressing room, office and luxurious family bathroom with white suite on the first floor. On the top floor there are two more bedrooms, one with ensuite shower room.

To the exterior there is an enclosed easily maintained landscaped part paved, part laid in lawns garden ideal for outdoor entertaining and side garden laid in lawns ideal for children at play. There is parking for two to three cars to the front via pillared entrance leading to a large timber garage.

In addition, the property benefits from uPVC double glazing throughout and oil-fired central heating. Properties of this calibre rarely present themselves to the open market and boasting so many quality attributes this home can only fully be appreciated by internal inspection.



# **KEY FEATURES**

- Attractive Period Detached Family Home
- Gracious Front Lounge with Mature Outlook to Front
- Living Room with Dual Aspect and Open Fire
- Separate Dining Room with Solid Oak Wooden Flooring
- Walk-in Cloakroom with Excellent Storage
- Bespoke Fitted Kitchen with Range of Integrated Appliances and Casual Breakfast Bar Dining Open to Living Space
- Utility Room
- Downstairs Shower Room with Contemporary White Suite
- Three Well Proportioned First Floor Bedrooms Including Main Bedroom with En Suite Shower Room and Dressing Room
- Study/Home Office
- Family Bathroom with Contemporary White Suite and Tasteful Tiling Detail
- Two Additional Bedrooms on Top Floor, Main Bedroom with En Suite
- uPVC Double Glazed Windows & Oil Fired Central Heating
- Mature Front, Side and Rear Gardens Ideal for Outdoor Entertaining or Children at Play
- Fully Enclosed Fencing with Ample Parking. Extensive Paved Patio Areas
- Large Detached Timber Garage
- Excellent Convenience and PrivacyWithin the Catchment Area to Many of Belfast's Leading Primary and Grammar Schools



## **ROOM DETAILS**

#### Ground Floor

- Covered Entrance Porch
- Spacious Reception Hall
- Walk-In Cloakroom
- Ground Floor Shower Room
- Living Room 13'9" x 12'11"
- Lounge 14'4" x 13'9"
- Dining Room 13'9" x 12'11"
- Kitchen/Dining/Living Space 24'1" x 15'3"
- Utility Room

#### First Floor

- Return
- Study/Home Office 9' x 6'11"
- Bathroom
- Bedroom One/Principle Suite with En Suite Shower Room 14'3" x 13'9"
- Bedroom Two 13'9" x 12'11"
- Bedroom Three 14'4" x 10'8"

#### Second Floor

- Return
- Bedroom Four with En Suite Shower Room 17'5" x 13'9"
- Bedroom Five/Home Office 19' x 7'11"
- Luggage Room

#### Outside

- Pillared Entrance
- Ample Parking
- Mature Gardens
- Extensive Rear Brick Paviour Patio Areas



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# FLOOR PLANS



with

opera

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# DIRECTIONS

Travelling along the Knock Road in the direction of Cherryvalley, turn left on to Kensington Road. No 1 is on the righthand side before the turning to Kensington Gardens.

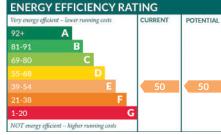




# THE LOCAL AREA

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.









**OUR BRANCHES** 

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