



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

21 Brooke Hall Drive, Belfast,
BT8 6XA

Price £455,000

 Reeds Rains

reedsrains.co.uk

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DESCRIPTION

Recently built in the last few years this modern double fronted detached home enjoys an enviable cul de sac location with a beautiful outlook to the front over fields.

Located off the Saintfield Road in south east Belfast this property offers ease of access to arterial routes, local schools, Forestside shopping centre and Belfast city centre itself. Carryduff, Saintfield and Moneyreagh are also within a short drive.

Internally the property features a family room with wood burning stove, an impressive open plan kitchen / living / dining area (which has french doors to the rear garden), utility room and cloakroom / wc. The first floor consists of four well proportioned bedrooms, bedroom 1 with ensuite shower and dressing room and a bathroom with modern white suite.

To the outside there is a driveway to ample parking and detached garage. The garden to the rear is enclosed and offers ample space for summer entertaining.

All in all, a wonderful family home in the south after BT8 area, and we fully recommend internal inspection.

Viewing is strictly by appointment with Reeds Rains Ormeau Road office on (028) 9068 0420 or email belfast@reedsrains.co.uk.

GROUND FLOOR

Reception Hall

Cloaks cupboard under stairs. Ceramic tiled floor.

Family Room

18'8" * 11'6" (5.7m * 3.5m)

Feature coal and wood burning stove. Aspect over front. Wood paneling on one wall.

Open Plan Living / Kitchen / Dining Room

31'1" * 24 (9.47m * 24)

Kitchen: Range of high and low units with granite work surfaces. Single drainer stainless steel sink unit with swan neck mixer taps & granite drainer. Island unit with space for seating. Built in 'Bosch' stainless steel oven and separate 'Bosch' five ring gas hob. Integrated dishwasher. Stainless steel chimney extractor fan. Space for american fridge freezer. Ceramic tiled flooring. PVC french doors to garden.

Utility Room

10 * 5'11" (10 * 1.8m)

Single drainer stainless steel sink unit with mono tap. Range of units. Plumbed for washing machine. PVC door to garden.

Cloakroom / wc

Dual flush WC. Wash hand basin with mono tap. Extractor fan. Ceramic tiled floor.

FIRST FLOOR

Modern Bathroom

11'6" * 6'2" (3.5m * 1.88m)

Walk in double shower cubicle with thermostatically controlled shower. Panel bath with mixer taps and tiled splash back. Ceramic tiled floor. Vanity unit with bowl ceramic sink unit and mono tap. Heated towel rail. Extractor fan.

Bedroom 1

15'10" * 14'10" (4.83m * 4.52m)

Outlook to front over fields.

Ensuite Shower Room

8'10" * 4'6" (2.7m * 1.37m)

Luxurious white suite comprising a walk in double shower with fixed rainfall shower head and a practical lightweight handset. Vanity unit with mono tap and tiled splash back. Dual flush WC. Wall mirror with lighting. Ceramic tiled floor. Extractor fan.

Dressing Room

6'11" * 6'1" (2.1m * 1.85m)

Bedroom 2

15 * 11'6" (15 * 3.5m)

Aspect over front.

Bedroom 3

12'5" * 11'6" (3.78m * 3.5m)

Bedroom 4

11'6" * 11'10" (3.5m * 3.6m)

OUTSIDE

Driveway to generous parking space to side that leads to the detached garage. Well presented rear garden enclosed in lawn and paved patio area.

DETACHED GARAGE

19'5" * 9'9" (5.92m * 2.97m)

Roller door.

HEATING TYPE

Gas heating.

EPC RATING

B85

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All Measurements

All Measurements are Approximate.

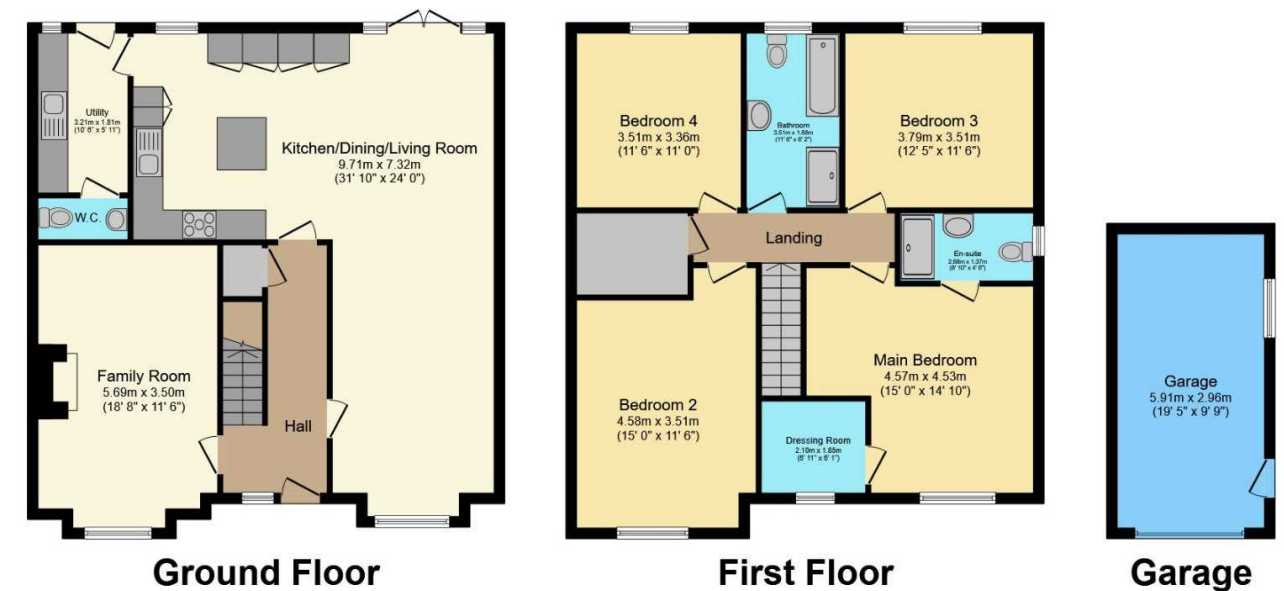
Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Total floor area 191.9 sq.m. (2,066 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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