

HMK

PROPERTY

Broomhill Park
Belfast, BT9 5JB

Offers in the region of £945,000



Broomhill Park, Belfast

HMK Property is delighted to introduce No.33 Broomhill Park to the open market. This substantial family home is nestled in one of Northern Ireland's most prestigious addresses. Occupying a large corner plot, No.33 offers substantial living space for a growing family. With a vast open plan living space with a large modern 'Scavolini' kitchen living area with marble top island, integrated Miele appliances, ample cupboard space throughout, marble tiled flooring and impressive floor to ceiling glass windows along with modern wood burning stove. The ground floor has the additional benefit of multiple 'semi-private' living areas. With hardwood floors throughout, large picture windows with views overlooking secluded outdoor patio areas and garden. Along with a useful utility room, housing the gas boiler and floor to ceiling storage units. There is an additional home office with built in shelving, hardwood flooring and with direct access to the rear/side gardens. On the first floor there are 5 excellent bedrooms, master with en-suite and two with direct access to a shared balcony. Along with a large family bathroom suite with walk in shower ample storage cupboards there is unique mezzanine style landing space overlooking the kitchen dining area below. Viewings strictly by appointment. Contact HMK Property on 02890397712 to book a viewing.



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The facts you need to know...

- A substantial family home in a highly sought after location
- Stunning kitchen area with large marble top island
- Semi-private snug/living/games area
- Mezzanine landing
- Double Garage
- A large open plan living space
- Spectacular floor to ceiling windows with direct access to enclosed garden
- Five excellent bedrooms, master with en-suite
- Large Family Bathroom
- A private site with wrap around garden and patio areas



The property comprises...

GROUND FLOOR

ENTRANCE HALL

A bright welcoming entrance hall with marble tiled flooring leading to games room area, separate snug and opening onto a vast kitchen/dining entertaining space.

CLOAK ROOM

7'2" x 4'5"

A convenient downstairs cloakroom and w/c with a stylish hardwood sliding door, marble tile flooring, low flush W/C, pedestal sink mosaic tiling and skirting boards.

KITCHEN AREA

32'1" x 20'3"

This vast 'Scavolini' style kitchen/dining area is fully equipped for family living. With a large marble top island, with stainless steel double sink, Miele integrated appliances, ample storage cupboards, integrated electric hob and oven, marble tile flooring throughout, large floor to ceiling glass windows with direct access to wrap around garden, and impressive double height ceilings which floods the space with natural light. A cosy casual dining nook, with built in bench seating, and over head recess spotlights.







The property comprises...

UTILITY ROOM

12'3" x 6'0"

A useful utility room, housing the gas boiler, with floor to ceiling storage space.

LIVING AREA (WIDEST POINT)

35'11" x 20'4"

Off to the side of the main kitchen dining area there is a cozy living area with solid Oak flooring, gas fire, large picture windows with views to enclosed garden, and patio doors with direct access to the garden

SNUG AREA

16'1" x 11'9"

A cozy snug with large roof lantern filling the space with natural light, solid Oak floor and direct access to garden.

GAMES AREA

18'4" x 12'10"

An adaptable games room area with gas fire inset, solid Oak flooring, and dual aspect double glazed windows.

HOME OFFICE

9'4" x 7'7"

An ideal home office with built in storage, solid Oak flooring and direct access to garden





The property comprises...

FIRST FLOOR

A large landing area with laminate flooring throughout and mezzanine area overlooking the large entertaining space below, dual aspect windows and skylights fill the space with natural light.

MASTER BEDROOM

17'11" x 12'6"

A spacious master bedroom with laminate flooring and recess spotlights. Dual aspect double glazed windows.

ENSUITE

Enclosed shower, low flush toilet and pedestal sink with mosaic tiles, with extractor fan

BEDROOM TWO

10'5" x 9'4"

A large double bedroom with laminate flooring, recess spotlights, direct access to shared balcony

BEDROOM THREE

13'7" x 9'4"

A large double bedroom with laminate flooring, recess spotlights with direct access to shared balcony.

BEDROOM FOUR

12'2" x 8'6"

Laminate flooring with built in robes.

BEDROOM FIVE

12'2" x 12'1"

A large double bedroom with laminate bedroom and built in closet space.

BATHROOM

11'2" x 8'5"

A large family bathroom with tiled floor and walls, walk in shower area and separate bath, low flush w/c and pedestal sink with vanity unit under

HOT-PRESS

Additional storage cupboard with built in shelving

OUTSIDE

DOUBLE GARAGE

16'9" x 11'2"

Two substantial garages, both with power and ample shelving. To the front of the garden there is ample space with off street parking for at least 2 cars.

GARDENS

No.33 Broomhill is tucked behind large gates and fencing which surrounds the



site offering complete peace, privacy and security. There's also the additional benefit of a low maintenance wrap around lawn, with various patio areas dotted around the garden, allowing you to enjoy the sunshine at anytime of day.







Additional Information

This prestigious home located along Broomhill Park, Malone is without question one of Northern Ireland's most sought after addresses. Ideally positioned within walking distance of a vast array of restaurants, cafes and shops, as well as being in close proximity to leading primary and secondary schools No.33 is ideal for those growing families. To arrange a viewing, contact HMK Property 02890397712



ENERGY EFFICIENCY RATING

Energy Efficiency Rating		Current	Proposed
Vary energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



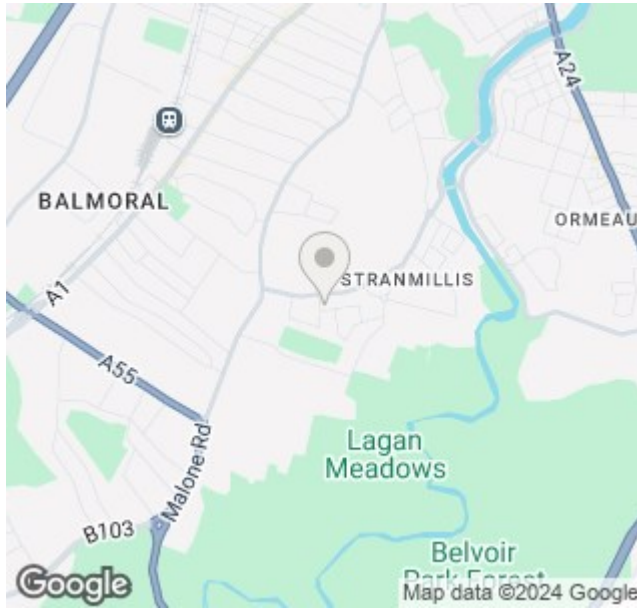
VIEWING

By appointment with HMK Property



Location

Off Old Stranmillis Road, near the junction with Malone Road.



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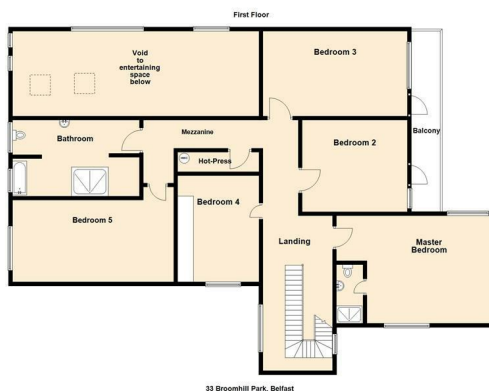
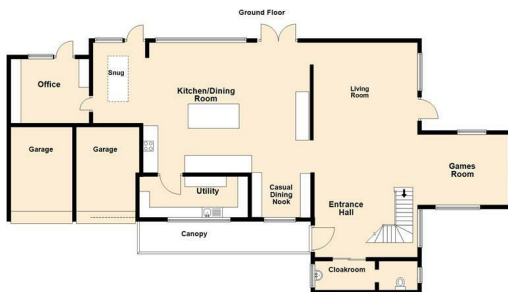
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