



2 NORWOOD CRESCENT

Belfast, BT4 2DZ

Offers over **£410,000**



DETACHED BUNGALOW | 3  | 2  | 2 

This simply stunning detached bungalow occupies a prime site in the heart of Belmont Village, East Belfast. With much more than meets the eye, the property needs to be internally viewed to fully appreciate its quality.

Internally, this bright and spacious property comprises, entrance hall, luxury fitted kitchen with integrated appliances and dining area, lounge with feature gas stove, three well proportioned bedrooms, principal bedroom with luxury ensuite and a separate luxury family bathroom with white suite. There is also a unique utility storage cupboard maximising the space provided perfectly.

Externally, the property occupies a superb site, offering dual access points on both Norwood Avenue and Norwood Drive, stunning courtyard area for outside entertaining, immaculately manicured lawns with a range of mature shrubs and trees. It further benefits from a detached garage, which has been part converted into an office space, whilst still allowing for further storage.

The present owners have enhanced this property in such an impressive way that we are sure this specification of bungalow, in this location, will gather instant momentum. We recommend viewing at your earliest convenience to avoid disappointment.



KEY FEATURES

- Fully Renovated Detached Bungalow Occupying a Fantastic Site with dual driveway access.
- Highly Sought After Location with Close Proximity to Main Arterial Transport Routes, Leading Primary and Post Primary Schools, Local Coffee Shops, Restaurants and Bars
- Spacious Entrance Hall with Oak laminate herringbone pattern floor
- Open Plan Kitchen Dining Space with Feature Vaulted Ceiling and French Doors Leading to the Rear Courtyard.
- Lounge with Dual Aspect and French Doors Leading to Rear Patio
- European Laundry and Storage Cupboard
- Three Double Bedrooms, Main Bedroom with En-Suite Shower Room.
- Fully Fitted Bathroom with Modern White Suite
- Stunning Gardens laid in lawn with Vast Array of Mature Trees and Shrubs
- Private Oasis-style courtyard area ideal for outside dining.
- Detached Garage part converted into office space
- Paved Driveway with Private Off Street Parking
- UPVC Double Glazing throughout.
- Early Viewing Highly Recommended Via Private Appointment



ROOM DETAILS

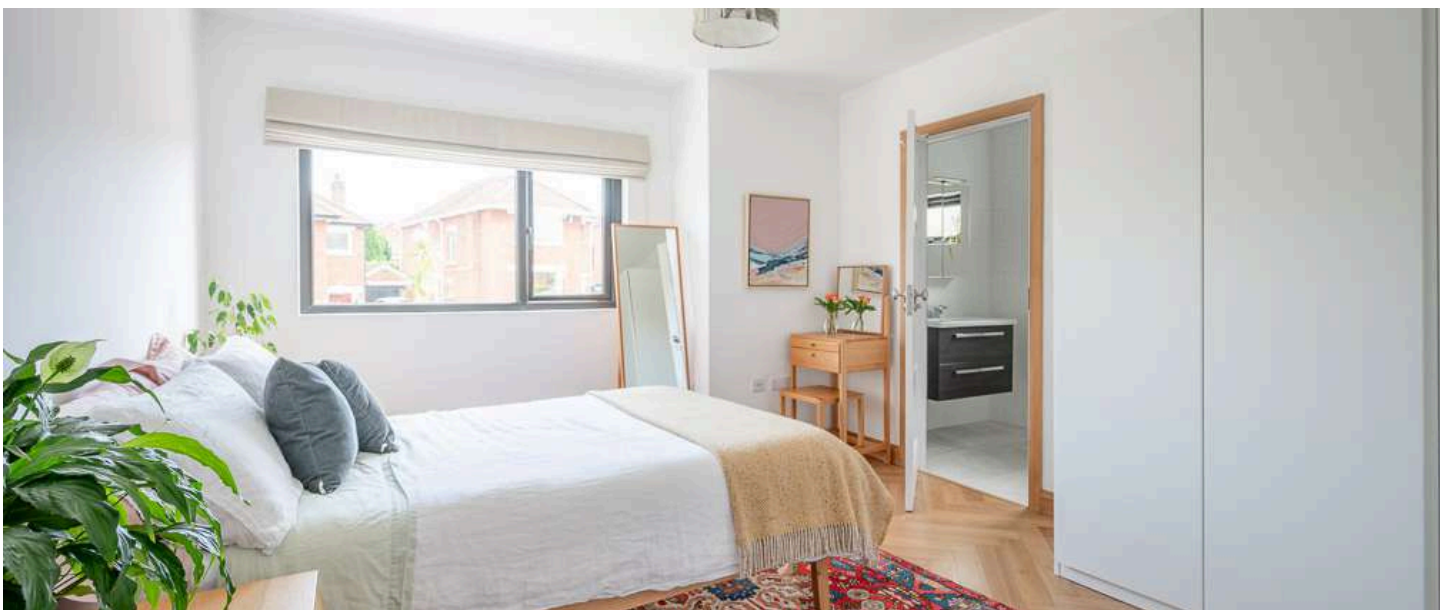
Ground Floor

- Spacious Reception Hall
- Kitchen/Diner
21'4" x 11'6"
- Front Lounge
20' x 11'10"
- Bedroom One with En
Suite Shower Room
25'9" x 13'10"
- Bedroom Two
13'5" x 11'8"
- Bedroom Three
10'11" x 8'2"
- Family Bathroom

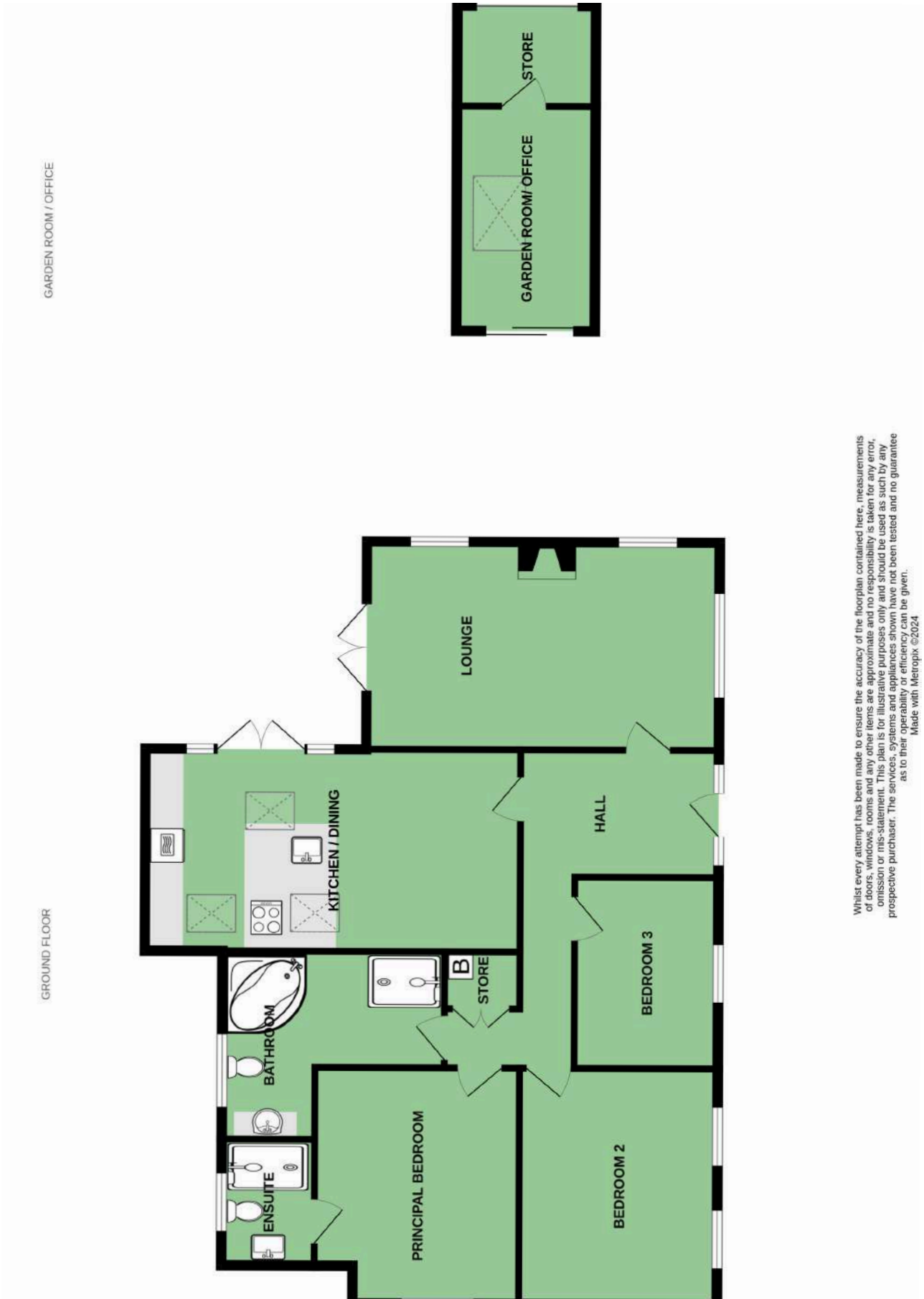
Outside

- Garage Room/ Office and
Store
12'9" x 7'11"
- Private Mature Gardens
- Feature Lighting
Throughout Garden
- Fully Paved Driveway
- Additional Acces to
Driveway and Garage via
Norwood Avenue

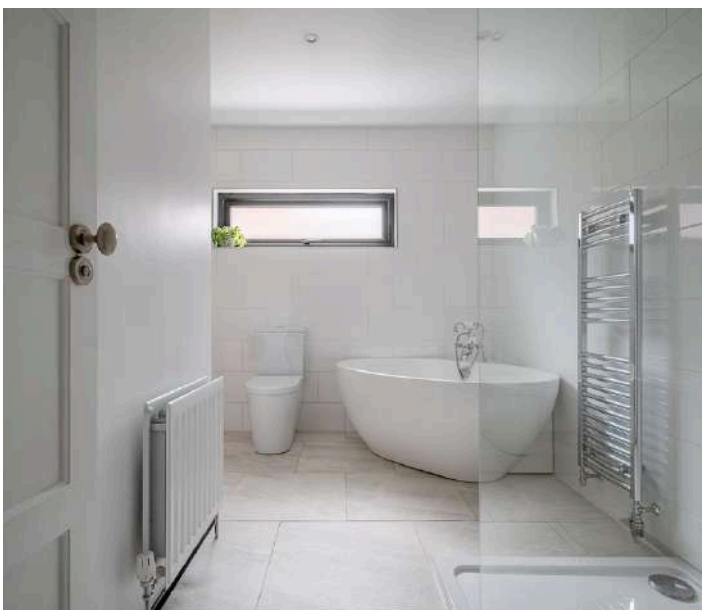




FLOOR PLANS



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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DIRECTIONS

Travelling along the Hollywood Road from Belmont Village, turn right on to Circular Road and take the third right on to Norwood Drive. No 2 Norwood Crescent is located on the corner at the first right turn.



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.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C	70	70
55-68 D		
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

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