



F
Fetherstons
FOR SALE
028 9065 5060
fetherstons.com
Superb 4 Bed



223a Upper Newtownards Road, Belfast, BT4 3JD
Tel: 028 9065 5060
Email: info@fetherstons.com
Web: www.fetherstons.com

64 Orby Drive

Belfast
BT5 6AG

Offers Over £345,000

64 ORBY DRIVE, BELFAST, BT5 6AG

- Spacious Four Bedroom Open Plan Family Home
- Fully Renovated To An Exceptional Standard
- Bay Fronted Living Room
- Modern Open Plan Kitchen / Living / Dining
- Four Generous Bedrooms
- Luxury First Floor Bathroom Complete With Walk In Shower
- Downstairs W.C
- Landscaped Rear Garden With Pergola & BBQ Area
- Garden Office /Studio & Storage To Front
- An Outstanding Family Home

Property Description

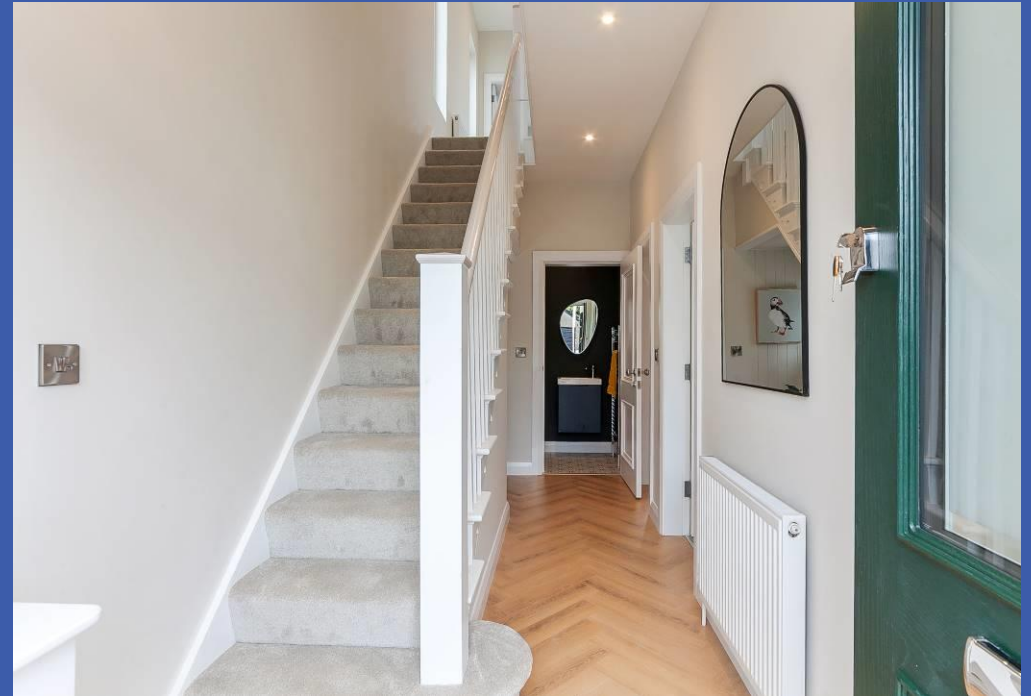
64 Orby Drive is truly a remarkable example of quality craftsmanship to form modern luxury living. It is rare to find a house that has been finished to such an exact standard. This stunning family home has been extended and fully renovated, re-wired, re-glazed, insulated, replastered and re-plumbed to allow for turnkey living.

The accommodation has been designed for the modern family lifestyle and comprises of a bay fronted living room with feature fireplace, downstairs w.c and a modern kitchen with a range of integrated appliances and walk in pantry / utility store - open to a stunning dining area and family room. Four generous bedrooms and a luxury family bathroom, complete with walk in shower cubicle are to the first floor.

The rear garden has been recently re-laid and also boasts a lovely patio and a separate BBQ area with pergola, ideal for year-round entertaining. A newly constructed garage with storage to the front and boasting a second room for multiple uses such as a gym, office or play room is a excellent addition.

This property has been impeccably finished and boasts outstanding features such as:

- Kristen sanitary ware
- A range of integrated appliances
- Multi zone heating
- Worcester gas combi boiler with 10 year warranty.
- Chrome plated electric sockets and switches throughout
- Cat 6 networking in every living space allowing high speed data transmission across the house
- Re-insulated to ensure energy efficiency
- Newly installed damp proof course
- Re-wired
- Re- Glazed
- Re- Plumbed





Property Comprises

Early viewing is advised to appreciate this fine family home.

ENTRANCE HALL

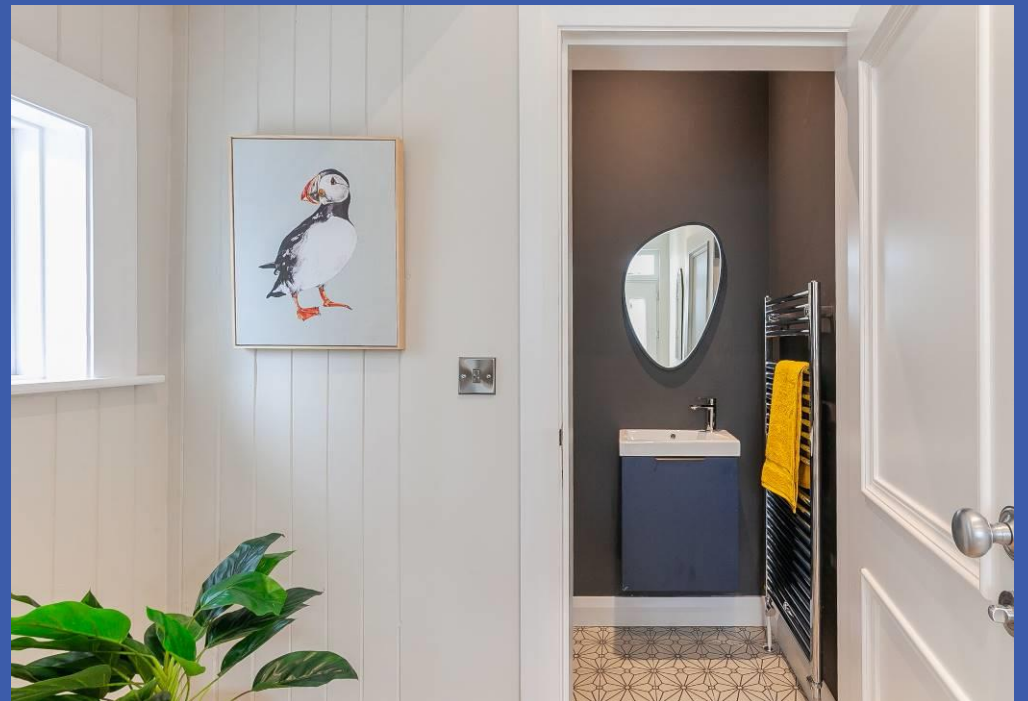
Composite front door, under stair recess, spot lighting, Herringbone style wood strip flooring

LIVING ROOM 14' 5" x 11' 1" (4.40m x 3.38m)

Bay window, feature fireplace with tiled hearth and wooden mantle

DOWSTAIRS W.C

Low flush w.c, wash hand basin with chrome taps, heated chrome towel radiator, spot lighting, tiled floor





KITCHEN / LIVING / DINING ROOM 22' 4" x 16' 4" (6.83m x 5.45m)

Kitchen - Excellent range of high and low level units with additional walk in pantry / utility store (plumbed for washing machine), chrome handles and marble effect work surfaces, Caple sink unit with swan style chrome mixer tap, integrated fridge freezer, integrated dishwasher, Belling five ring induction hob and oven with an enclosed extractor fan over, spot lighting, breakfast bar.

Living room - Wood strip flooring, wired for wall mounted TV, double doors to landscaped rear garden.









LANDING

Spot lighting

BEDROOM 1 14' 4" x 10' 7" (4.37m x 3.24m)

Bay window, wired for wall mounted TV

BEDROOM 2 12' 5" x 10' 2" (3.79m x 3.11m)

Wired for wall mounted TV

BEDROOM 3 9' 1" x 8' 7" (2.77m x 2.64m)





BEDROOM 4 6' 5" x 6' 4" (1.98m x 1.94m)

BATHROOM

Luxury white suite comprising of a walk in shower cubicle with chrome "drench" style fitting, free standing bath with chrome taps and tiled splash back, wall hung wash hand basin with chrome taps and storage under, low flush w.c, heated chrome towel radiator, tiled floor, spot lighting, velux window





OFFICE / STUDIO 11' 2" x 7' 10" (3.41m x 2.41m)

Light, power, double glazing

GARDEN STORE 9' 8" x 8' 6" (2.97m x 2.60m)

Light and power

OUTSIDE

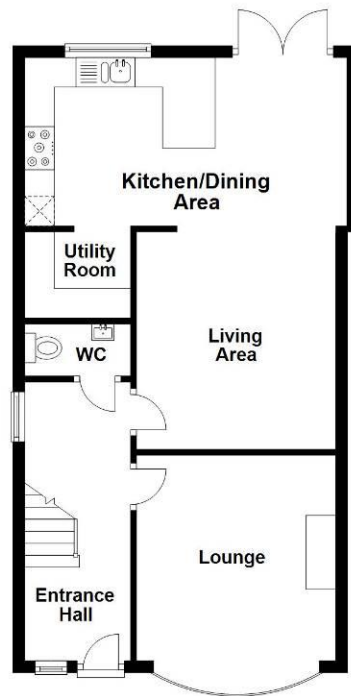
Landscaped rear garden with newly laid turf, patio, timber fencing and mature hedges, outside light, hot and cold outside taps. Pergola and BBQ area. Front garden laid in lawn with mature hedge. Driveway parking laid in loose stone.



Ground Floor

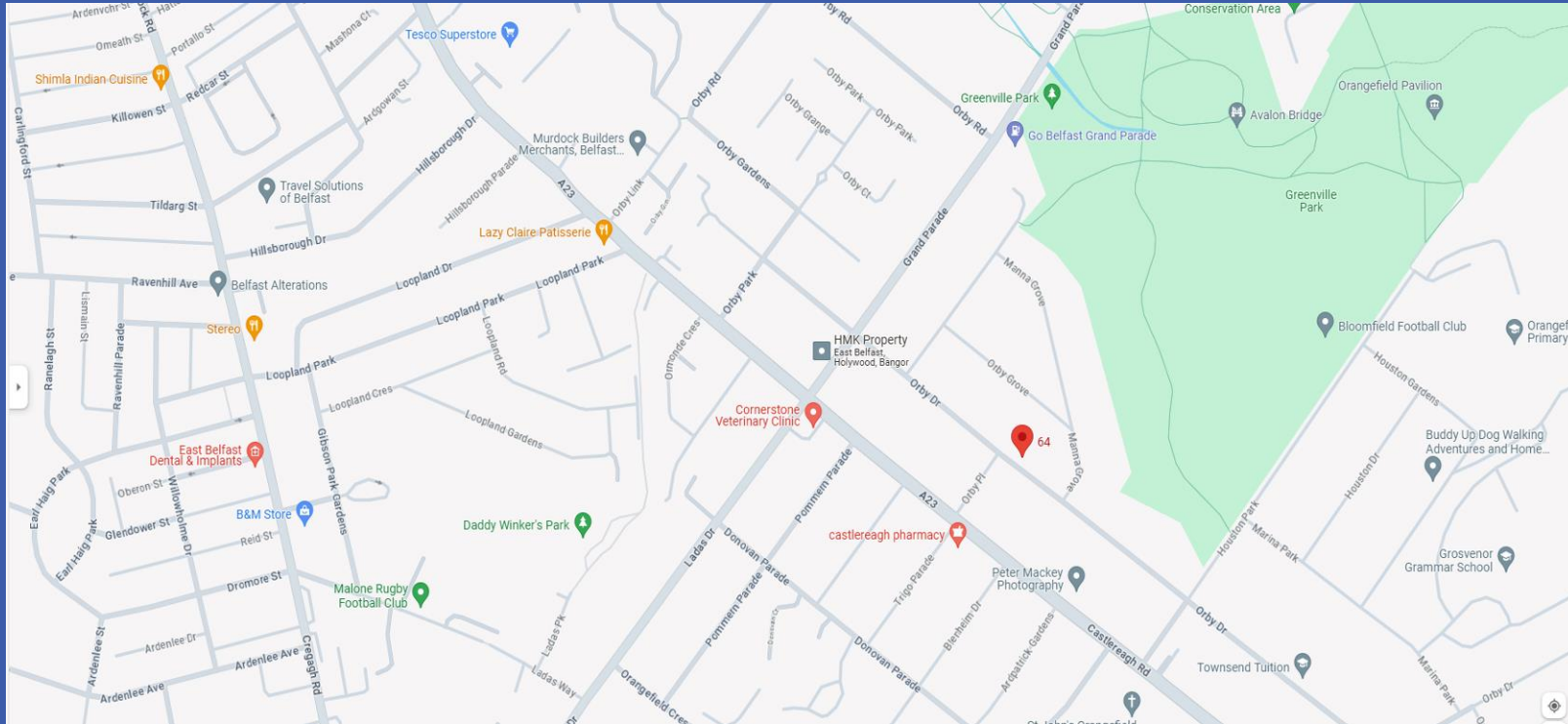


First Floor



Disclaimer: Plans are for illustrative purposes only.
Plan produced using PlanUp.

64 Orby Drive, Belfast



Directions:

Please see map above.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Fetherstons Estate Agents for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Fetherstons or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Fetherstons cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for the use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Fetherstons has authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and / or rent, all figures are quoted exclusive of VAT, intending purchasers or tenants must satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice; v) Fetherstons will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; vi) Appliances not tested or verified.