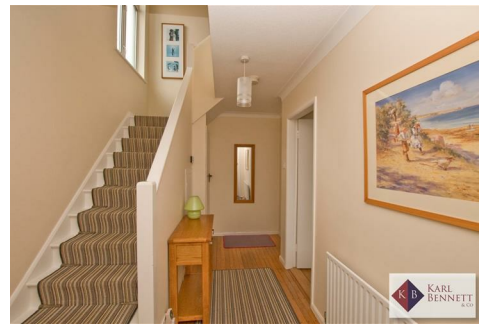


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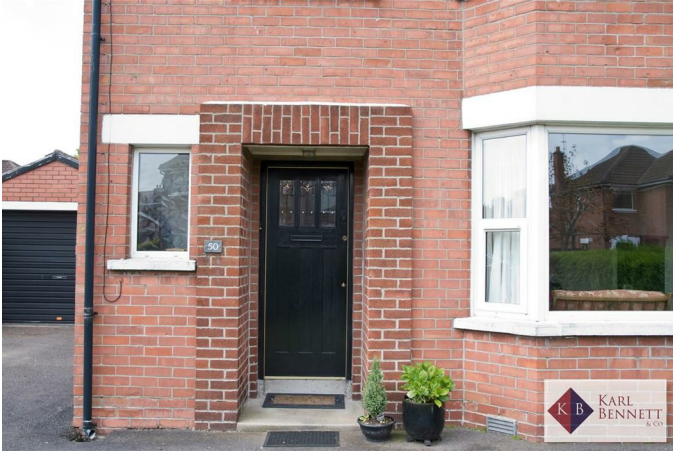
*Go For Sold*



50 Norwood Drive, Belfast, BT4 2EB  
Offers in the region of £310,000

- Beautifully Presented Red Brick Bay Fronted Semi Detached Villa
  - Drawing Room With Bay Window
- Lounge Open Plan To Extended Modern Kitchen With Dining Area
  - Downstairs WC
  - Three Well Proportioned Bedrooms
- Modern 4 Piece White Bathroom Suite
  - Gardens Front & Rear
  - Detached Garage
  - Gas Central Heating
  - Upvc Double Glazed Throughout

## Enclosed Entrance Porch



Stained Glass Wooden Door to:

## Reception Hall



Original solid wooden floor. Cornice work. Cloakroom. Storage cupboard under the stairs. Downstairs WC with coloured suite comprising a low flush WC & wash hand basin with a ceramic tiled floor.

## Drawing Room 14'10" x 11'9" (4.52m x 3.58m)



Into the bay. Cornice work. Cast iron fireplace with a tiled inset & hearth. Original solid wooden floor.

## Lounge 12'1 x 11'0 (3.68m x 3.35m)



Cornice work. Wood burning stove with a tiled hearth. Open Plan to:

## Kitchen / Dining 17'8" x 13'0 (5.38m x 3.96m)



Single drainer one and a half bowl stainless steel sink unit with mixer taps. An excellent range of high and low

level high gloss units with stainless steel door furniture. Formica work surfaces. Integrated Whirlpool microwave and an integrated Neff double oven. Four ring ceramic hob with an extractor fan & canopy above. Integrated fridge & freezer. Integrated dishwasher. Island unit. Recessed low voltage spotlights. Double glazed patio doors to rear garden.

## Utility Room 8'10 x 7'0" (2.69m x 2.13m)



Single drainer steel sink unit with mixer taps. Range of high and low level high gloss units with stainless steel door furniture. Plumbed for washing machine. Built in storage cupboard. Gas fired boiler. Door to garden.

## First Floor



## Bathroom



Modern luxury 4 piece white suite comprising a freestanding bath with mixer taps. Enclosed glazed shower cubicle with a thermostatically controlled shower unit. Pedestal wash hand basin. Low flush WC. Ceramic tiled floor. Chrome heated towel rail. Recessed spotlights. Extractor fan.

### Bedroom 1 14'6" x 9'9" (4.42m x 2.74m2.74m)



Into the bay. Cornice work. Wall to wall range of built in robes with sliding doors. Picture rail.

### Bedroom 2 12'4" x 11'0" (3.76m x 3.35m)



At widest points. Built in robes with sliding doors. Picture rail.

### Bedroom 3 9'1" x 7'7" (2.77m x 2.31m)



Picture rail. Access to roofspace.

### Roofspace

Fully floored. Velux window. Power.

### Outside



Garden to front in a lawned area with flowerbeds. Enclosed rear garden with a patio & lawned area. Outside tap & light. Driveway to ample parking and a detached garage.

### Detached Garage

Up & over door. Power & light.

### DISCLAIMER

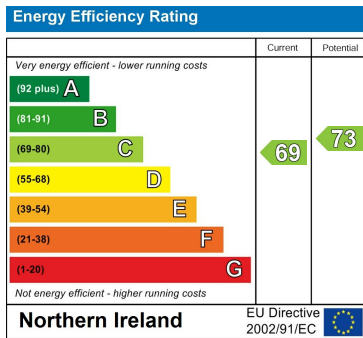
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purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Karl Bennett & Company has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph



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