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16 Locksley Gardens
Upper Lisburn Road, Belfast
BT10 0EA
Offers Over £375,000

16 LOCKSLEY GARDENS, BT10 0EA

- **Exceptional Extended Semi Detached Family Home in a Much Sought After South Belfast Location**
- **Extensively Modernised and Extended to an Unrivalled Specification**
- **Bright Spacious Lounge with Feature Fireplace**
- **Magnificent Bespoke Kitchen Open Plan to Dining & Family Area / Separate Utility Room**
- **4 Bedrooms Including Master with Ensuite Shower Room**
- **Family Bathroom / Ground Floor Cloakroom with WC**
- **Automated Lutron Lighting System / iPad Home Control and Audio System / Smart Intruder Alarm**
- **Landscaped Rear Garden and Gated Driveway Parking**
- **Gas Heating With Smart Nest System & Under Floor Heating Downstairs**
- **Convenient to a Wide Range of Amenities Including Shops, Restaurants and Public Transport, Close to Leading Schools**

This superb, extended semi detached family home is ideally located in an extremely popular and much sought after location just off Upper Lisburn Road.

The property has been extended and extensively modernised by the current owner to offer generous, well proportioned accommodation finished to an unrivalled specification with a host of bespoke finishes.

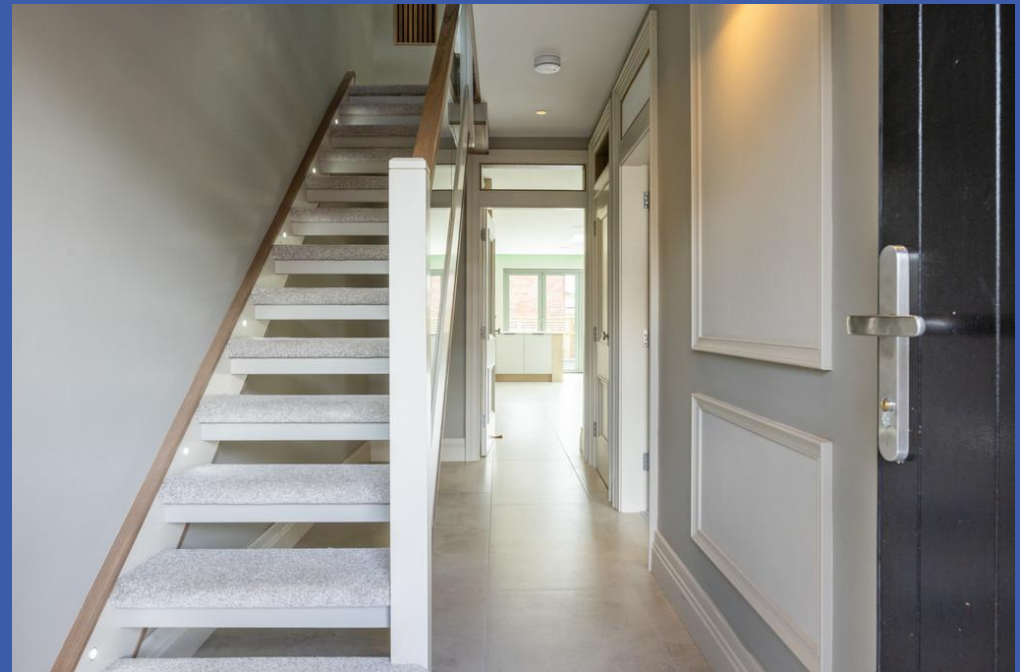
The accommodation on the ground floor briefly comprises a generous lounge and a superb kitchen which is open plan to a family and dining area overlooking the rear garden along with a separate utility room and guest cloakroom with wc.

On the upper floors there are 4 good sized bedrooms, including one with ensuite facilities along with a family bathroom.

The internal accommodation is perfectly complemented by the private, enclosed and landscaped rear garden with sheltered sitting area accessed via the bi folding doors from the kitchen area.

In a mature, private and extremely convenient setting the property is situated a short distance from Belfast City centre, close to leading schools and an array of leisure and lifestyle amenities internal inspection is vital to fully appreciate all this home has to offer.

The property has been singularly designed with lifestyle and quality in mind, offering modern luxury convenience. The ideal place to live, rest and relax.







PROPERTY COMPRISES

Covered entrance porch with uPVC feature panelled roof and low voltage spotlights, composite front door with frosted glazed inset and side window to reception hall.

RECEPTION HALL Porcelain tiled floor, low voltage spotlights, picture frame with feature lighting.

CLOAKROOM White suite comprising vanity unit with black fittings, WC with granite shelving, matching porcelain tiled floor, sensored low voltage spotlights, mirror with sensor lighting, feature hexagon tiled walls.

LOUNGE 15' 1" x 10' 2" (4.6m x 3.1m) Glass fronted fire with living flame gas fire, marble surround and hearth, low voltage spotlights, bay window.

MAGNIFICANT OPEN PLAN BESPOKE KITCHEN WITH LIVING AND DINING AREAS 25' 9" x 18' 7" (7.85m x 5.66m) (overall @ widest points) Exceptional range of natural Kasala oak panelled high and low level units, grain matched venetian white quartz work surfaces with matching splashback, Blanco 1.5 bowl stainless steel sink unit with black fittings, Beko hob with concealed extractor fan over, Bosch eye level electric ovens and integrated microwave oven, integrated fridge and freezer, integrated Bosch dishwasher, display shelving, matching porcelain tiled floor, skylight, bi folding doors leading to rear sun terrace.

UTILITY ROOM 6' 7" x 6' 1" (2.01m x 1.85m) Matching range of high and low level units with grain matched venetian white quartz work surfaces and splashback, Blanco stainless steel sink unit with mixer tap, concealed gas fired boiler, external access, matching porcelain tiled floor, plumbed for washing machine, low voltage spotlights, extractor fan.





Open tread solid ash staircase with matching hand rails and automatic low level lighting and glazed balustrade to first floor landing, low voltage spotlights.

SNUG/HOME OFFICE AREA

BEDROOM 12' 0" x 10' 2" (3.66m x 3.1m) Low voltage spotlights, hanging bedside lights.

BEDROOM 12' 0" x 10' 2" (3.66m x 3.1m) Low voltage spotlights, bedside lighting and display shelves with wooden surround and lights.

BATHROOM White suite comprising panelled bath with mixer tap, shower attachment and rainwater shower, WC, vanity unit with storage, feature tiled floor and walls, low voltage spotlights, extractor fans.

Matching solid ash open tread staircase with matching handrails and glass balustrade to second floor landing.

BEDROOM 14' 12" x 11' 0" (4.57m x 3.35m) Velux window, storage in eaves, low voltage spotlights.

ENSUITE WET ROOM White suite with walk in shower cubicle and rainwater shower, WC, vanity unit with black fittings and display shelves, heated towel rail, extractor fan, low voltage spotlights, feature floor and wall tiles, connecting door to bedroom.

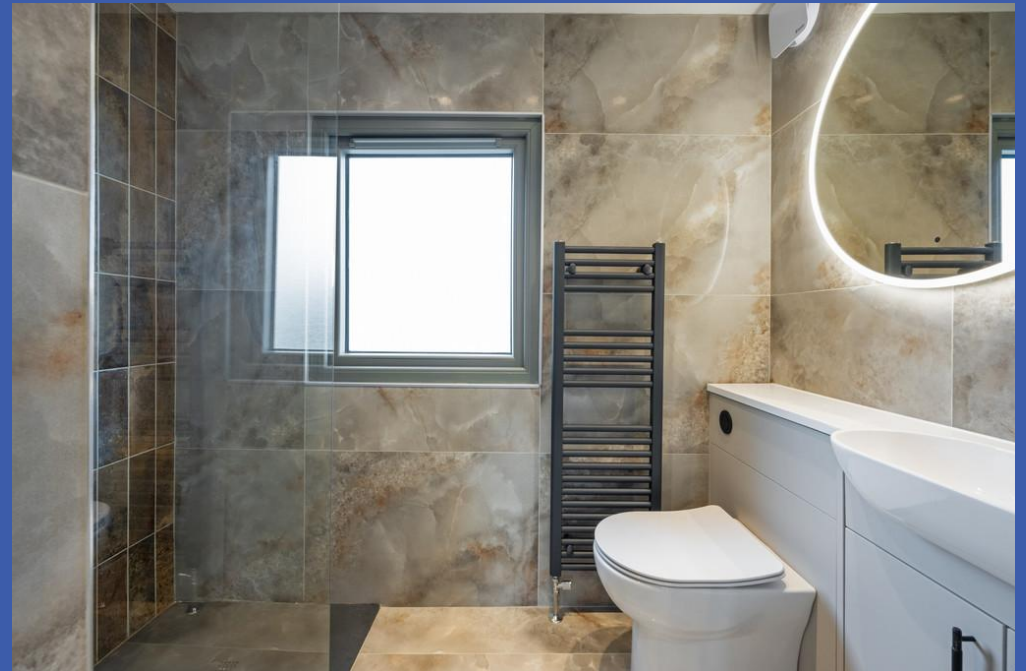




BEDROOM 7' 2" x 6' 10" (2.18m x 2.08m) Ideal for use as dressing room, study, home office or nursey, connecting to main bedroom.

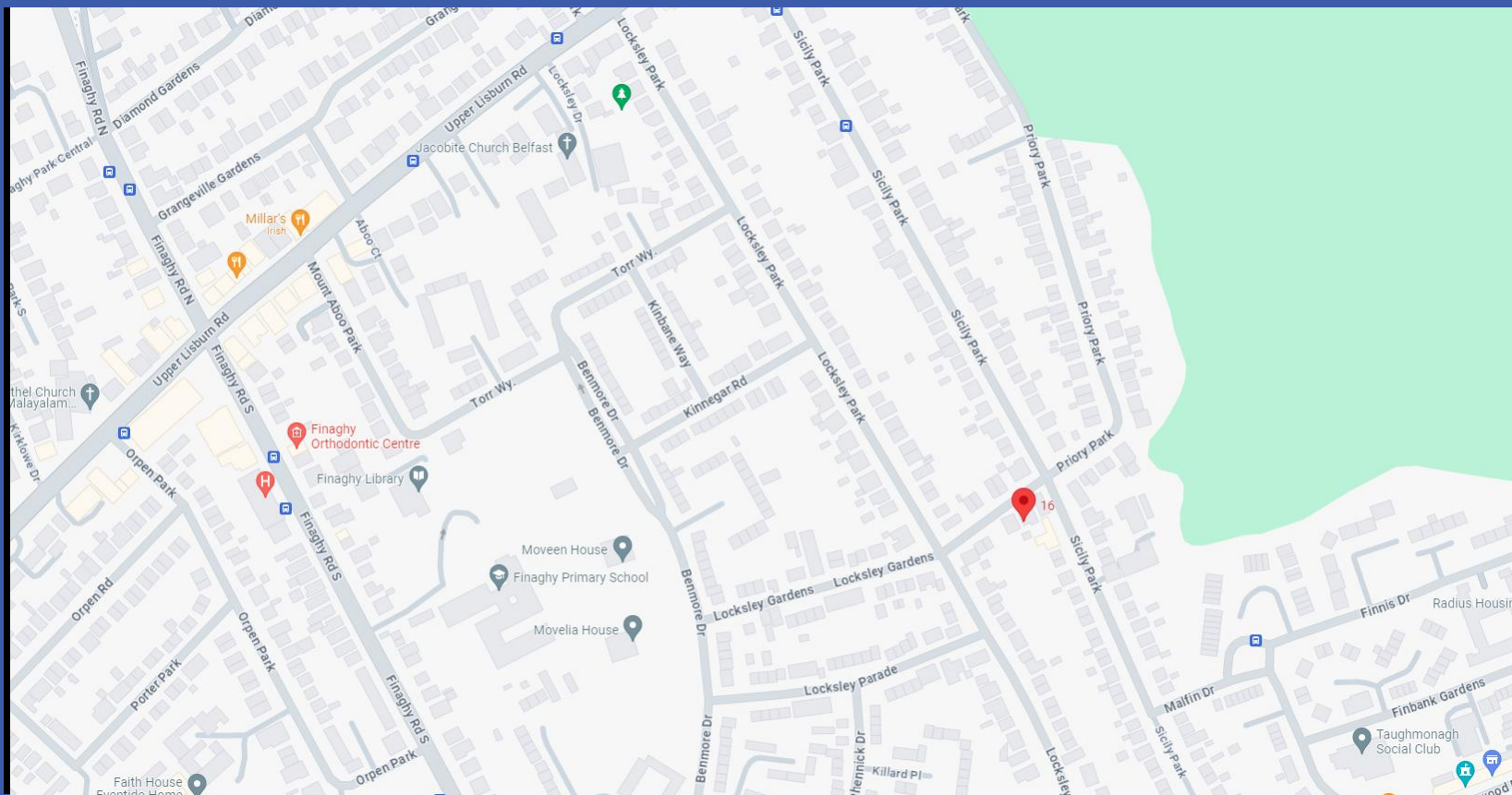
OUTSIDE Remote control sliding electric entrance gate leading to enclosed driveway parking to front for several cars in tarmac with granite kerbing and surrounds, feature lighting. Enclosed and private, landscaped rear garden in lawns bordered by raised flowerbeds, stone surround, sheltered paved patio area, feature external lighting, boundary fence and electric car charging port.











Directions:

Coming out of Belfast on Upper Lisburn Road, turn left on to Locksley Park and Locksley Gardens is on the right hand side

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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