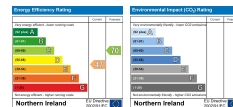




11 Sunningdale Drive
Belfast, BT14 6SB

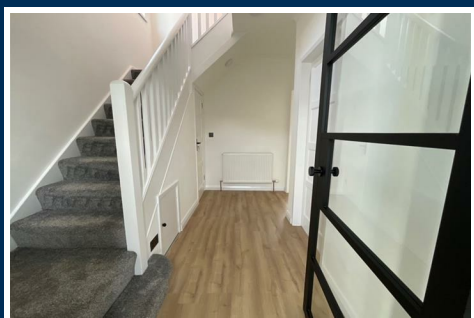
Offers in excess of
£229,950



11 Sunningdale Drive

, Belfast, BT14 6SB

Offers in excess of £229,950



An exceptional family home which has undergone significant refurbishment and boasts the highest quality of fixtures and fittings throughout. No expense has been spared in the modernisation of this beautiful house which is sure to appeal to first time buyers and growing families alike.

Internally the dwelling comprises a vestibule entrance, spacious hallway, bright reception, luxury fitted kitchen with dining area, stunning four piece bathroom suite and three well proportioned bedrooms. Outside there is a generous driveway, and spacious landscaped gardens.

The property further benefits from gas fired central heating and full uPVC double glazing.

Sunningdale Drive is conveniently located close to many leading shops and amenities including Ballysillan Dental Practice, Ballysillan Leisure Centre, Iceland and both the Boys and Girls Model. It also shares excellent bus links with Belfast City Centre.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

Ground Floor

Vestibule Entrance

Composite front door with glass inset, tiled flooring, wooden internal door with glass insets leading to:

Entrance Hallway

Wood laminate flooring, under stair storage housing gas boiler and electricity meter, stairs leading to first floor

Lounge 14'7" x 11'9" (4.46m x 3.59m)

Into bay, double panelled radiator

Dining Area 12'0" x 11'6" (3.67m x 3.51m)

Wood laminate flooring, sliding patio doors leading to rear garden

Kitchen 10'11" x 8'3" (3.33m x 2.54m)

Brand new fitted kitchen with both high and low level units and contrasting worktops, kickboard lighting, bowl and a half sink and drainer with mixer tap, integrated oven and hob with extractor fan, plumbed for a washing machine, fridge freezer space, wood laminate flooring, recessed lighting

First Floor

Landing

Access to roof space

Bathroom

Luxury four piece bathroom suite including low flush WC, wall mounted wash hand basin, free standing bath and free standing rainfall shower, tiled flooring, heated towel rail, recessed lighting

Front Bedroom 11'11" x 11'1" (3.65m x 3.39m)

Double panelled radiator

Rear Bedroom 12'1" x 11'0" (3.69m x 3.36m)

Double panelled radiator

Third Bedroom 8'1" x 8'5" (2.48m x 2.58m)

Enclosed storage cupboard, double panelled radiator

Outside

Front

Mature garden laid out in lawn with privacy hedging, generous driveway

Rear

Spacious garden laid out in lawn with patio area, wood panelled fencing surround, exterior lighting



Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending 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 this firm's employment has the authority to make or give any representation or warranty in respect of the property.