



103 Osborne Drive, Belfast, BT9 6LJ

Offers Over £825,000

This beautifully presented detached family home is situated in one of Malone's most convenient residential locations offering well proportioned accommodation and finished to the highest specification throughout. 103 Osborne Drive has been extended to provide a much sought after open plan kitchen / living / dining space, along with converted roof space which now comprises a fourth bedroom with en-suite shower room. There is also an additional bedroom with W.C on the ground floor which can be adapted to a further reception room if desired. Outside, the property is complemented by a delightful and private south facing landscaped garden set in immaculate lawn with patio area along with front driveway providing ample parking space. Particular care has been taken by the current owners to preserve the many original features throughout whilst also offering a home ideal for the growing family. The house provides easy access to Belfast City Centre, the Lisburn Road, leading schools and a host of amenities including Golf Clubs, Tennis Clubs, the Lagan Tow Path & Drumglass Park.

- A Beautifully Presented Detached Home Located In One Of Malone's Most Popular Locations
- Lounge With Period Fireplace & Bay Window, Study With Period Fireplace And Oak Panelling
- Four Well Proportioned Bedrooms Along With Additional Fifth Bedroom On Ground Floor
- Excellent South Facing Rear Garden In Lawn Bordered By Mature Trees & Shrubs
- Gas Fired Central Heating / PVC Double Glazing With Original Stain Glass Panels In Place
- Reception Hall With Original Terrazzo Flooring & Cloakroom
- Brookmans Hand Painted Solid Wood Kitchen With Living And Dining Area
- Modern Family Bathroom Suite Along With En-suite Shower Room On The Second Floor
- Patio Area Ideal For Entertaining, Wired Garden Room
- Extremely Convenient To A Host Of Amenities, Facilities & Leading Primary & Secondary Schools

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	67
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

ENTRANCE

Hardwood door with original restored stained glass panel.

RECEPTION HALL



Original terrazzo floor.

SITTING ROOM 15'5" x 13'5" (4.7 x 4.1)



Solid wood floor, bay window, multi fuel stove with period wood surround, slate hearth & built in shelving.



STUDY 11'1" x 10'9" (3.4 x 3.3)



Solid wood floor, open fire with original oak panelled surround. Built in storage.

KITCHEN / LIVING / DINING 33'5" x 25'7" (10.2 x 7.8)



'Brookmans' hand painted solid wood kitchen with an extensive range of high and low level units, 'caesarstone' worksurfaces, island unit, integrated dishwasher, integrated larder fridge, gas hob with concealed extractor fan, wall mounted oven / grill, display units. Multi fuel stove, built in shelving and storage, access to storage under stairs. Double doors to rear garden.





ON THE FIRST FLOOR



Stain glass window. Linen cupboard. Understair storage.



BEDROOM ONE 17'4" x 8'2" (5.3 x 2.5)

UTILITY / STORAGE 27'10" x 5'6" (8.5 x 1.7)
Plumbed for washing machine & tumble dryer.
Worcester Gas fired boiler.



Laminate wood floor, pedestal wash hand basin.

BEDROOM FIVE / LIVING ROOM 14'9" x 10'2" (4.5 x 3.1)

BEDROOM TWO 13'9" x 11'9" (4.2 x 3.6)



Laminate wood floor. Mezzanine storage.



Laminate wood floor, pedestal wash hand basin.

W.C
Low flush W.C, wash hand basin with storage below, tiled floor.

CLOAKROOM
Low flush W.C, wash hand basin.

BEDROOM THREE 12'1" x 10'2" (3.7 x 3.1)



Laminate wood floor. Vanity basin.

BATHROOM



Contemporary white suite comprising tiled bath with shower over, wash hand basin, low flush W.C, tiled floor, part tiled walls, chrome radiator.

ON THE SECOND FLOOR

BEDROOM FOUR 11'9" x 11'5" (3.6 x 3.5)



Laminate wood floor, storage into eaves.

ENSUITE

White suite comprising low flush W.C, wash hand basin, enclosed shower.

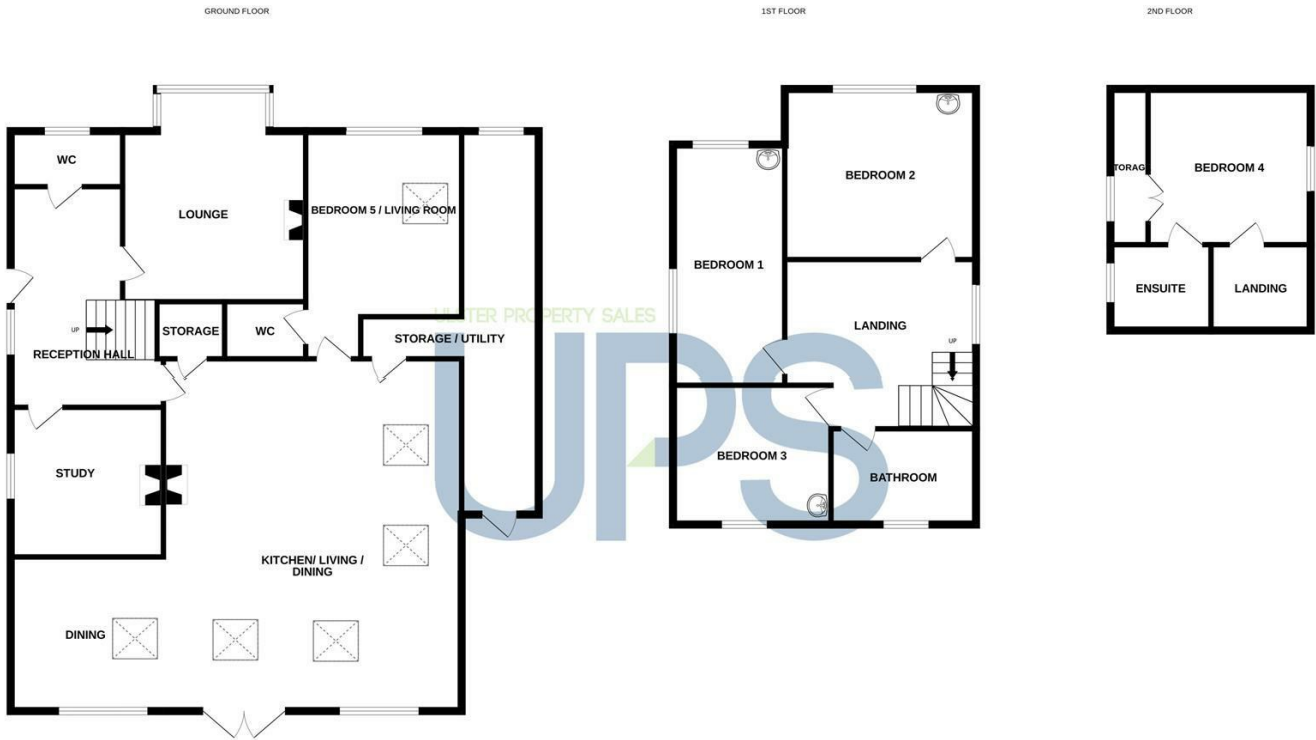
OUTSIDE



Asphalt driveway providing generous parking to the front. Magnificent, mature landscaped south facing garden with extensive lawn surrounded by a variety of fruit trees, shrubs & flowerbeds along with beautiful patio ideal for entertaining. Outside lighting & power. Garden room which is wired. Front and rear outside water tap.



Floor Plan



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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Area Map



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