



25 KNOCKBURN PARK

Belfast, BT5 7AY

Offers Over **£515,000**



DETACHED | 4  | 2  | 2 

This stunningly presented and deceptively spacious detached villa is sure to appeal to all parties wishing to purchase a property that they can move into and enjoy. The current owners have further enhanced an already impressive build to make this a must have home.

Inside the accommodation comprises; entrance hall with engineered wooden flooring and furnished cloakroom, spacious lounge with dual aspect bay windows, modern cream high gloss fitted kitchen with integrated Bosch appliances and breakfast bar with ample sized area for dining and entertaining, separate utility room with access to rear and a further reception room with PVC double glazed french doors to rear garden.

Upstairs there are four well proportioned double bedrooms, principal with ensuite shower room and dressing room, and a separate modern family bathroom with four piece suite.

Outside there is a tarmac driveway with ample parking space for a number of cars, gardens to front and side in lawn, with a south facing garden to rear in lawn with raised shrub beds and paved patio area for outside entertaining.

Rarely does a property of this calibre come to the market so early viewing is highly recommended.



KEY FEATURES

- Stunning Four Bedroom Detached Villa Constructed In 2013
- Situated Opposite Gates To Stormont Estate
- Located Within Close Proximity To Many Local Amenities
- Upper Newtownards Road With Glider and Metro Bus Stops Located Within A Minutes Walk
- Easy Access to Comber Greenway, Ulster Hospital, Ballyhackmore Village and Many Primary and Post Primary Schools
- Bright and Spacious Accommodation Throughout
- Two Separate Reception Rooms
- Modern Cream High Gloss Fitted Kitchen with Breakfast Bar and Informal Dining Area/Adaptable Living Space
- Range Of Integrated High Specification Appliances
- Separate Utility Room
- Furnished Downstairs Cloakroom
- Principal Bedroom With Ensuite Shower Room and Walk In Closet
- Separate Luxury Bathroom With Four Piece Suite
- Attractive Enclosed South Facing Rear Garden With Paved Patio Area
- Immaculately Presented Exterior with Tarmac Driveway For Ample Off Street Parking
- Pvc Double Glazing and Gas Fired Central Heating
- Nest Home Heating System and EV Charging Point



ROOM DETAILS

Ground Floor

- Entrance Hall
- Furnished Cloakroom
- Lounge
18'8" x 16'7"
- Modern Kitchen/Diner
23'11" x 14'9"
- Living Room
20' x 11'10"

First Floor

- Landing
- Bedroom One with
Ensuite and Dressing
Room
13'10" x 11'10"
- Bedroom Two
14'9" x 12'8"
- Bedroom Three
14'9" x 10'8"
- Bedroom Four
14'9" x 9'3"
- Bathroom"

Outside

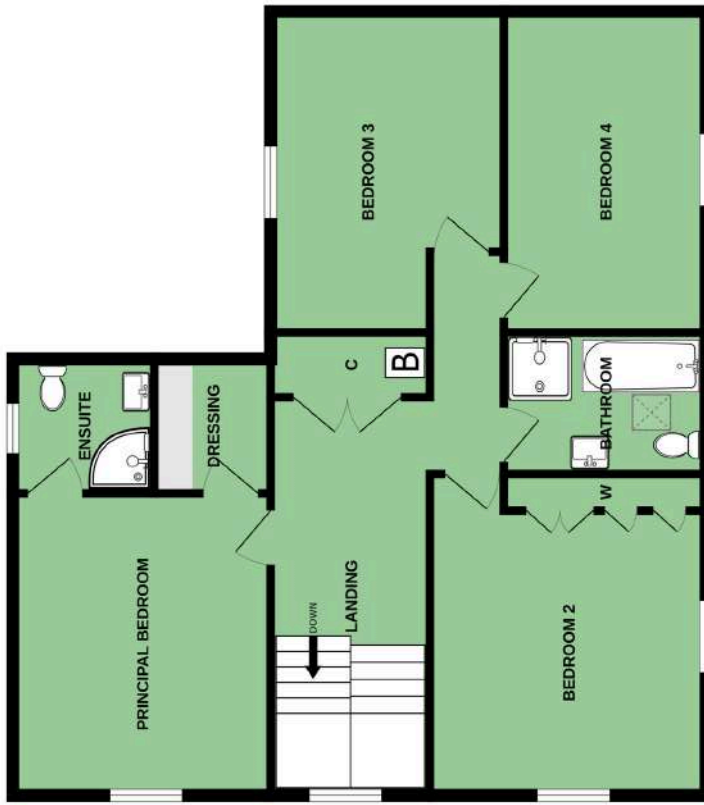
- Pillared Entrance
- Tarmac Driveway with
Ample Off Street Parking
- Gardens to Front and
Side in Lawn
- Enclosed South Facing
Rear Garden
- Paved Patio Area
- Garden Shed
- EV Charging Point





FLOOR PLANS

1ST FLOOR



GROUND FLOOR



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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DIRECTIONS

Travelling Countrybound along the Upper Newtownards Road, continue through the Castlehill Road traffic lights, Knockburn Park is on the right hand side after Thornhill Drive. No 25 is situated on the corner of Knockburn Park and Castlevew Road.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+		
81-91	81	81
69-80		
55-68		
39-54		
21-38		
1-20		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



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