



# 5 KNOCKLOFTY PARK

Belfast, BT4 3NA

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*Offers around* **£645,000**



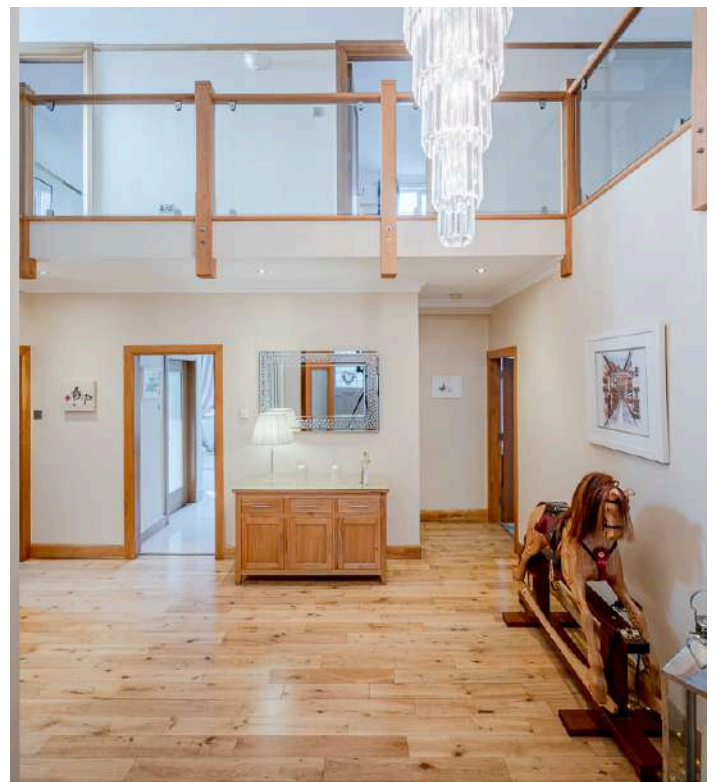
DETACHED | 6 🏠 | 4 🚿 | 3 🛏

**A unique opportunity to acquire a fantastic, detached family home positioned in a highly sought after and convenient location just off the Belmont Road in the Heart of East Belfast.**

The location offers ease of access for the daily commuter to Belfast City Centre, Belfast City Airport, Stormont, The Ulster Hospital and Parliament Buildings as well as a varied range of leading primary, secondary and grammar schools.

This immaculately presented, detached property offers bright and spacious accommodation with an adaptable layout that will cater for family living, the ground floor comprises of a grand entrance hall with built in storage, ground floor WC, two reception rooms, bespoke fitted kitchen open plan to living and dining space, a utility room and the principal with ensuite bathroom with four piece white suite. To the first floor there are five double bedrooms with three of the bedrooms incorporating ensuite shower rooms.

Number five is situated on a large level site with a private rear garden laid in lawns incorporating an array of mature surrounding trees and shrubs and a decked area ideal for outdoor entertaining. To the front there is a superb driveway leading to a detached garage providing excellent additional storage and front garden laid in lawns. The property further benefits from UPVC double glazing and gas fired central heating. With many highly sought after attributes we recommend inspection at your earliest convenience to appreciate all this impressive family home has to offer.





## KEY FEATURES

- Located on the Prestigious Tree Lined Knocklofty Park with a Fantastic Level Site
- Within the Catchment Area to a Range of Leading Primary and Secondary Schools
- 10 Minute Drive to George Best Belfast City Airport and 15 Minute Drive to Central Belfast
- Well Maintained and Presented Throughout
- Grand Entrance Hall with Excellent Built in Storage
- Ground Floor WC
- Two Reception Rooms Comprising of a Lounge and Living Room
- Bespoke Fully Fitted Kitchen with Granite Worktops, Open Plan to Living and Dining Space
- Utility Room
- Principal Bedroom on Ground Floor Incorporating Ensuite Bathroom with Modern Four Piece White Suite
- Five Fantastic Double Bedrooms to First Floor, Three Bedrooms Incorporating Ensuite Shower Rooms
- Spacious Mezzanine Landing
- Enclosed Mature Rear Garden laid in Lawns with an Array of Shrubs, Trees and Hedging
- Composite Decking for Outdoor Entertainment
- Detached Garage with Light and Power, Providing Excellent Additional Storage
- Driveway with off Street Parking for Several Cars, Secure Electric Gates and a Mature Front Garden
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Broadband Speed - Ultrafast



## ROOM DETAILS

### *Ground Floor*

- Reception Porch
- Entrance Hall
- Downstairs WC
- Living Room  
17'11" x 14'3"
- Lounge  
17'11" x 14'4"
- Kitchen Open Plan to  
Living and Dining Space  
22' x 19'7"
- Utility
- Bedroom One  
19'7" x 15'5"
- Ensuite Bathroom

### *First Floor*

- Landing
- Bedroom Two  
12'10" x 8'10"
- Ensuite Shower Room
- Bedroom Three  
12'10" x 8'10"
- Ensuite Shower Room
- Bedroom Four  
12'10" x 8'10"
- Ensuite Shower Room
- Bedroom Five  
15'6" x 10'9"
- Bedroom Six  
15'6" x 10'9"

### *Outside*

- Detached Garage
- Rear Garden Partially  
Paved
- Composite Decked Area
- Secure Electric Gates
- Ample Driveway Parking  
to Front





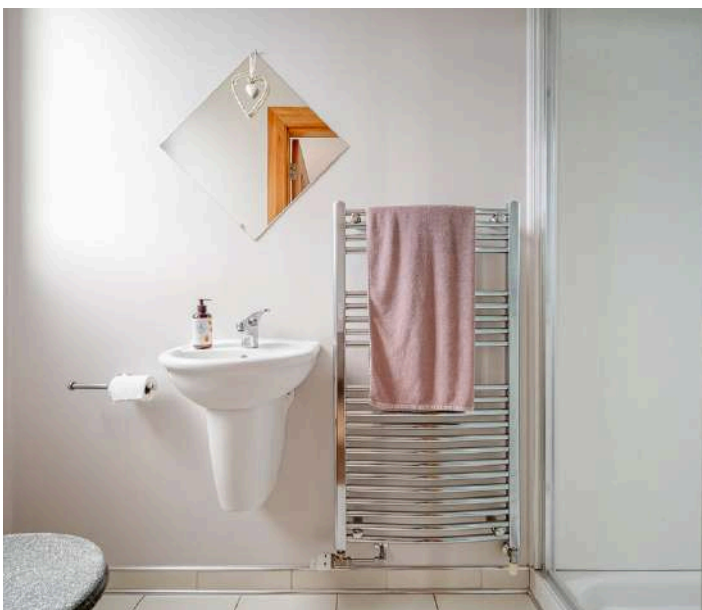


# FLOOR PLANS



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 along Belmont Road in the direction of Campbell Roundabout, turn right on to Pirrie Road, Continue along Pirrie Road leading to Kinedar Crescent. At the end of the road, turn left on to Knockloft Park. Number five is located on the right hand side.*



## 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		
69-80		
55-68	70	70
39-54		
21-38		
1-20		
NOT energy efficient – higher running costs		

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