



This attractive detached family home occupies a pleasant site and is situated in a quiet residential location just off Croft Road, an area which is well known for its popularity and convenience to Holywood's bustling town centre.

Internally the property has been well cared for and offers well proportioned accommodation that would be ideally suited to the growing family. Of particular note would be the spacious lounge with sliding doors to decked terrace enjoying a sunny aspect and, on the first floor, four well proportioned bedrooms - principal with ensuite shower room and luxury family bathroom.

Properties in this locality are in high demand; therefore early internal inspection is a must to avoid disappointment.

Offers Over
£399,950

13A Woodcroft Park,
Holywood,
BT18 0PS

Viewing by
appointment
through agent
028 9042 4747



- Attractive Detached Family Home
- Well presented throughout
- Lounge, Dining Room and Study
- Kitchen with Casual Dining Area
- Ground Floor Cloaks with low flush suite
- 4 Well proportioned Bedrooms - Principal with Recently Installed Ensuite Shower Room
- Luxury Family Bathroom
- Double Glazed Windows/ Gas Heating
- Integral Garage / Additional driveway parking
- Gardens in lawns / Decked patio ideal for summer BBQs
- Popular and sought after location

The Property Comprises:

Entrance

uPVC Front Door.

Ground Floor

ENTRANCE HALL: Solid wood flooring.



CLOAKROOM WC: Wash hand basin, low flush wc, part tiled walls, heated towel rail.

Cloaks under stairs. Service door to garage.

LOUNGE: 17' 7" x 11' 8" (5.36m x 3.56m) Sliding doors to Decked Terrace enjoying a sunny aspect, hole in wall fireplace, Valiant cast iron wood burning stove with brick inset, laminate wood effect floor.



STUDY: 11' 10" x 7' 9" (3.61m x 2.36m) Laminate wood effect floor.

DINING ROOM: 14' 9" x 12' 2" (4.5m x 3.71m) Laminate wood effect floor.



KITCHEN: 19' 4" x 10' 9" (5.89m x 3.28m) Mid oak kitchen with excellent range of high and low level units, laminate work surfaces, 4 ring ceramic hob, extractor fan and canopy, 1.5 stainless steel sink unit with mixer tap, plumbed for washing machine and dishwasher, double oven, glazed display cabinets, matching dresser, plumbed for merican style fridge/ freezer, part tiled walls.

Casual Dining Area. uPVC door to garden.



First Floor

GALLERY LANDING. Access to Roofspace via Slingsby type ladder; partly floored.

PRINCIPAL BEDROOM: 15' 1" x 10' 9" (4.6m x 3.28m) Full range of built-in robes with cupboards above, dressing table etc. Velux window.

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with thermostatic power shower unit, vanity unit, low flush wc, fully tiled walls, ceramic tiled floor. Velux window.



BEDROOM (2): 12' 3" x 10' 2" (3.73m x 3.1m) Built-in robe, matching drawer unit and additional matching chest of drawers. Velux window.



BEDROOM (3): 15' 3" x 9' 5" (4.65m x 2.87m) Built-in double robe. Velux windows.



BEDROOM (4): 8' 8" x 7' 2" (2.64m x 2.18m) Velux window.



BATHROOM: White suite comprising panelled bath with mixer tap and telephone hand shower, low flush wc, vanity unit, separate shower cubicle with thermostatic shower unit, built-in cupboard, fully tiled walls, Velux window.



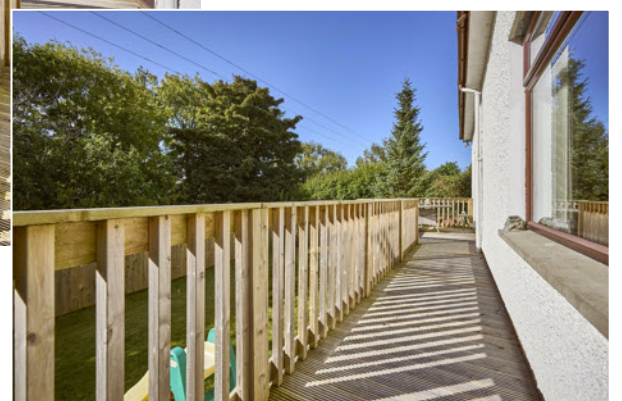
Outside

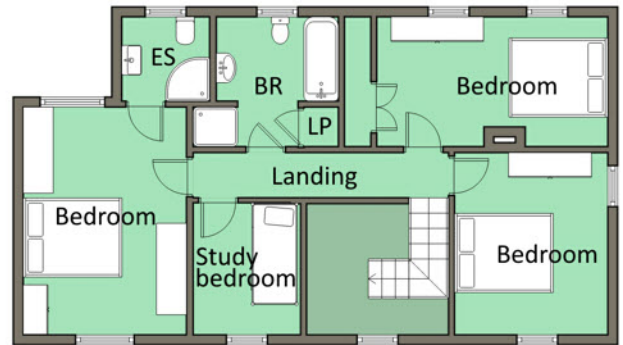
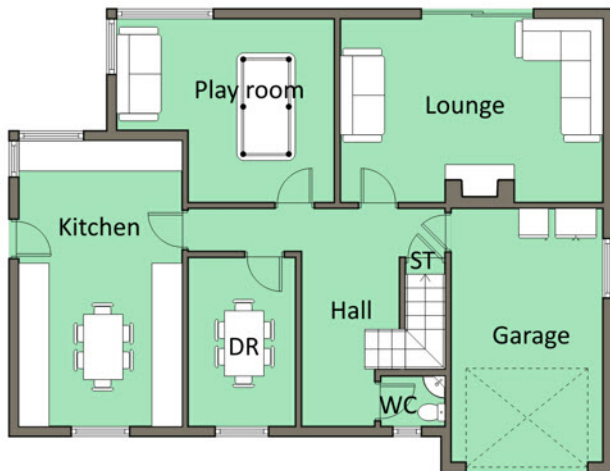
Driveway with ample parking leading to . . .

INTEGRAL GARAGE: 16' 7" x 9' 8" (5.05m x 2.95m) Up and over door, heat, light and power.

Worcester Combi gas fired boiler.

Raised decked patio with steps to garden laid in lawns, seating area, summer house, garden shed, garden store.





Location:

From Hollywood town centre travel up Croft Road and Woodcroft Park is on the right hand side just after Woodcroft Lane.



North Down - 028 90 42 4747

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

www.templetonrobinson.com

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