

TEMPLETON
ROBINSON



7 Kensington Gardens,
Belfast,
BT5 6NP

Offers Over
£595,000

Viewing by
appointment with
& through agent
028 90 650000



Constructed in 2020 to an exacting standard and therefore still under warranty, this deceptively spacious detached home features well-proportioned and presented accommodation spread over three floors.

Around 2195 sq ft in size, the layout offers considerable flexibility. With the option of up to four double bedrooms, two feature ensuite shower rooms.

The current owners recently installed a superb, luxury kitchen designed by renowned Interior 360. Large enough to incorporate both dining and sitting areas, it is an ideal focal point for modern, family living.

Enjoying a convenient setting in a cul-de-sac off prestigious Kensington Road, the location is perfect for availing of an excellent range of schools for all ages.

Local amenities in Cherryvalley, Kings Square and Ballyhackamore are all within walking distance, as is access to the Comber Greenway.

Early inspection of this beautifully presented, energy efficient home is highly recommended.

- Stunning, modern detached villa circa 2195 square feet
 - Constructed late 2020 with NHBC 10 year warranty
 - Four double bedrooms
 - Two with ensuites; one with dressing room
 - Bright, spacious living room
 - Luxury Interior 360 kitchen with superb range of appliances
 - Open plan sitting and dining areas with French doors to garden
 - Utility room
 - Family bathroom with white suite
 - Additional wc downstairs with David Scott tiling
 - Gas fired central heating with high pressure water system
 - Energy efficient double glazing
 - Landscaped, enclosed rear garden; large shed to side
 - Off-street driveway parking



The Property Comprises:

Ground Floor

Front door with glazed side lights.

RECEPTION HALL: Engineered V4 wood flooring. Cupboard under stairs.

CLOAKROOM: Low flush wc, wash hand basin. Co Pietra Lily Pad tiling by David Scott.

LIVING ROOM: 19' 6" x 12' 8" (5.95m x 3.85m) Engineered V4 wood flooring. Feature window with arched centrepiece.



KITCHEN/LIVING/DINING: 20' 4" x 20' 2" (6.19m x 6.14m) Interior 360 designed kitchen (installed December 2023) with range of high and low level units plus Peninsula with breakfast bar-style seating, all with stratus white Siquastone Quartz work surfaces. Integrated appliances by Siemens including 70/30 fridge/freezer, five ring induction hob with extractor fan over. Siemens fan assisted oven with additional, combi oven above. Bosch dishwasher. Underhung stainless steel sink unit with Quooker boiling water tap. Recycling bin system. Open plan to:

CASUAL DINING AND SITTING AREAS: French doors to garden. Door to:



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UTILITY ROOM: 12' 8" x 5' 11" (3.85m x 1.8m) Range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer. Cupboard with Ideal gas boiler. Door to side.



First Floor

BEDROOM (3): 14' 6" x 8' 5" (4.43m x 2.57m) Window shutters/blinds.



BEDROOM (2): 13' 0" x 11' 4" (3.96m x 3.45m) (Plus entrance area). Window shutters/blinds.



PRINCIPAL BEDROOM: 15' 0" x 12' 7" (4.57m x 3.84m) Window shutters/blinds. Door to:
ENSUITE SHOWER ROOM: Comprising corner shower cubicle featuring "rain" head and
additional telephone hand shower. Wash hand basin with storage underneath. Low flush wc.
Chrome heated towel rail, part tiled walls, ceramic tiled floor, window shutters/blinds.



BATHROOM: White suite comprising free-standing bath, separate shower cubicle. Low flush wc, wash hand basin with splashback and storage underneath. Chrome heated towel rail.



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Second Floor

LANDING: Hotpress with high-pressure water tank.

BEDROOM (4): 16' 8" x 14' 4" (5.08m x 4.36m) (into mid-section of ceiling). Currently used as living room/study. Access to roofspace. Door to:

DRESSING ROOM: 8' 2" x 6' 6" (2.5m x 1.97m) Access to eaves storage.

ENSUITE SHOWER ROOM: Comprising corner shower cubicle featuring "rain" head and additional telephone hand shower. Wash hand basin with storage underneath. Low flush wc. Chrome heated towel rail, part tiled walls, ceramic tiled floor.



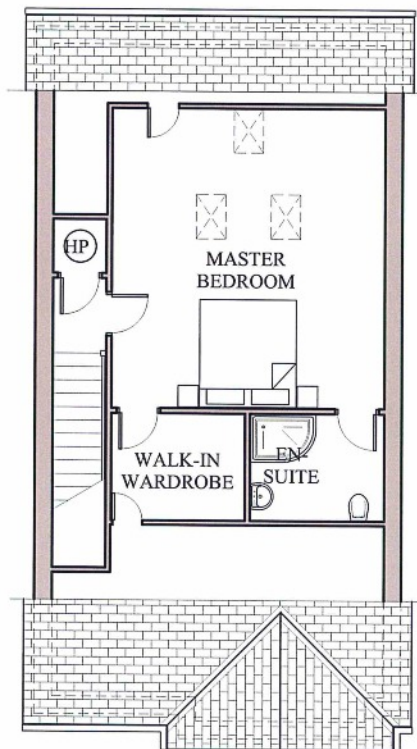
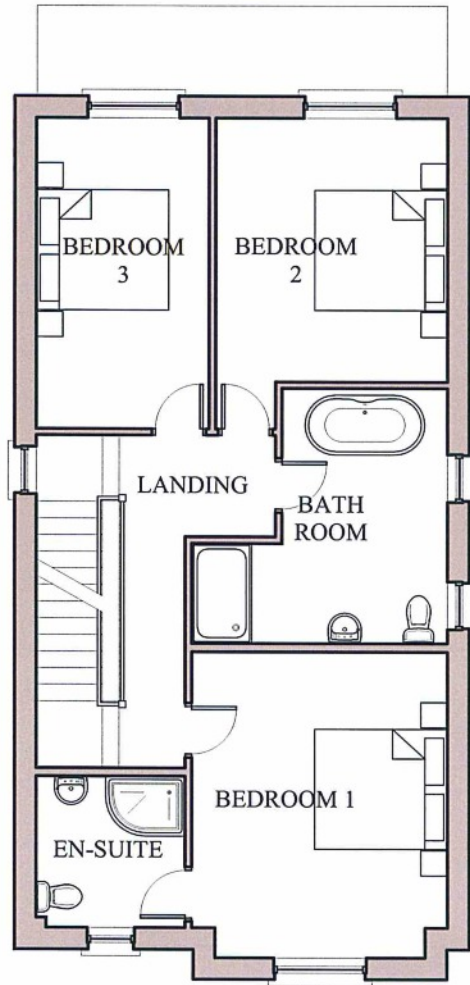
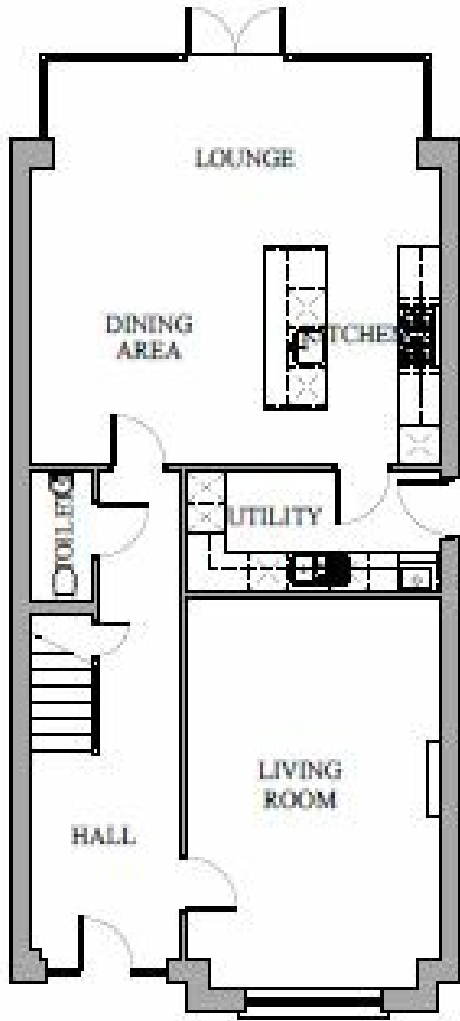
Outside

Estate fencing with matching entrance gates. Driveway with off-street parking for several vehicles. Lawn with border hedge. Path with gate to side leading to:

REAR GARDEN: Enclosed with westerly aspects. Attractive paving/patio area. Lawn with border beds stocked with variety of plants, trees and shrubs. Outside light and tap. Storage area to side with good-sized timber shed. Further gate with access to front.



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Energy Rating

Epc Type: Domestic

Current: B86

Potential: B86

EPC Landmark Code: 0161-3970-0210-2490-4871

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91	86	86
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Location:

Coming around Outer Ring from Knock lights. Heading towards Forestside, turn left before Marie Curie into Kensington Road. Kensington Gardens is first right.

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Ballyhackamore - 028 90 65 0000
Lisburn Road - 028 90 66 3030
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

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