



137 SHANDON PARK

Belfast, BT5 6NZ

Offers over **£795,000**



DETACHED | 5  | 4  | 2 

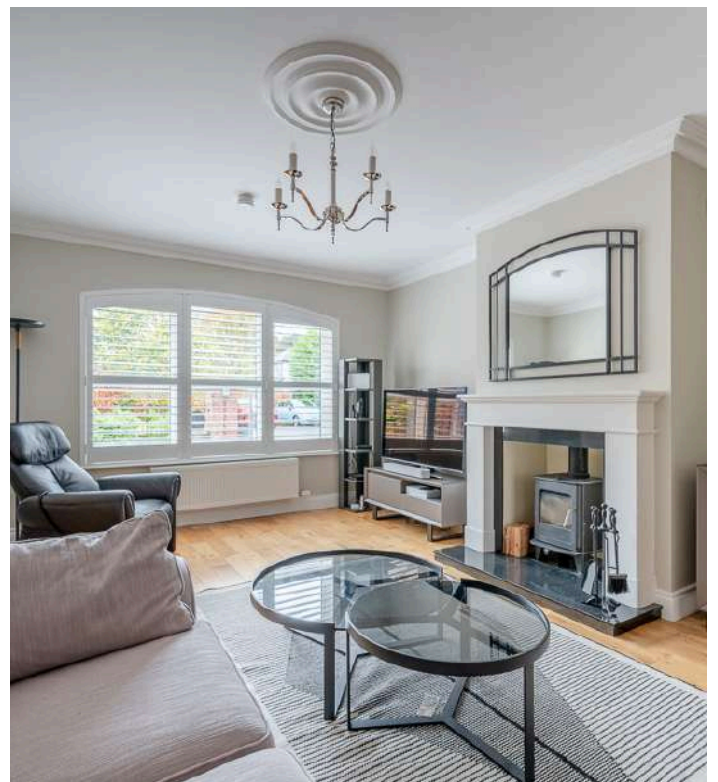
This charming 10-year-old detached home offers the perfect blend of modern comfort and timeless elegance, nestled in a quiet, leafy suburb.

With excellent schools, parks and local amenities just a short stroll away, this home is an ideal retreat for families seeking both convenience and tranquility in a vibrant community.

Featuring a spacious, light filled layout, the home boasts an elegant lounge, inviting open-plan living area, a sleek, contemporary kitchen, perfect for entertaining, and a separate sunroom with views towards the Gilnahirk Hills. With five spacious bedrooms thoughtfully spread over two floors, including a principal bedroom with luxury ensuite and walk-in-closet, it provides ample space and versatility for family living.

Outside, the property's driveway is accessed via electronic gates off a private laneway and leads to a integral garage with electric door. Beautifully landscaped private gardens and generous patio areas to the rear provide a serene space for relaxation and family gatherings.

Having been beautifully enhanced and meticulously maintained by the present owner, this home can only fully be appreciated by internal inspection therefore we encourage early viewing.



KEY FEATURES

- Exceptionally Spacious Detached Property Constructed in 2014 That Must be Viewed to be Appreciated
- Living Room with Cast Iron Wood Burning Stove
- Stunning Open Plan Kitchen with Dining and Living Space Opening to Garden
- Bespoke Fitted Kitchen with Array of High Quality 'Bosch' Integrated Appliances, Granite Work Surfaces, Peninsular Unit with Breakfast Bar
- Separate Sunroom With Triple Aspect Windows and Views Towards Gilnahirk Hills
- Five Double Bedrooms, Three with Ensuite Facilities, Including Superb Main Bedroom with Luxurious En Suite Shower Room and Walk In Wardrobe
- Modern Family Bathroom with White Suite
- Fitted Utility Room With Access to Rear Garden and Furnished Downstairs Cloakroom
- Additional Study/Playroom Ideal for People Working Remotely from Home or Children At Play
- Gas Fired Central Heating and Pvc Double Glazing
- ATAG High Efficiency Gas Boiler (12 year transferrable warranty remaining)
- Evo Home Open Therm Zone Controlled Heating
- App Controlled Alarm System, Zoned for Ground Floor (except Sunroom)
- Brick Paviour Driveway with Parking Leading to Integral Garage with Insulated Electric Up and Over Door
- Large Mature Side and Rear Gardens with Excellent Degree of Privacy
- Within a Catchment Area of Many of Belfast's Leading Primary and Post Primary Schools
- Surrounded by a Wealth of Local Amenities and Within Close Walking Proximity of Both Ballyhackamore and Gilnahirk



ROOM DETAILS

Ground Floor

- Spacious Reception Hall
- Ground Floor WC
- Lounge
17'5" x 13'
- Study/Playroom
9'11" x 8'11"
- Open Plan Kitchen/
Dining/Living Space
28' x 14'9"
- Sun Room
12'1" x 12'
- Large Utility Room
11'1" x 8'4"

First Floor

- Landing
- Primary Bedroom
19'4" x 14'9"
- En Suite Shower Room
- Dressing Room
- Bedroom Two/Cinema
Room
17'5" x 16'9"
- En Suite Shower Room
- Dressing Room
- Bedroom Three
11'4" x 8'11"
- En Suite Shower Room

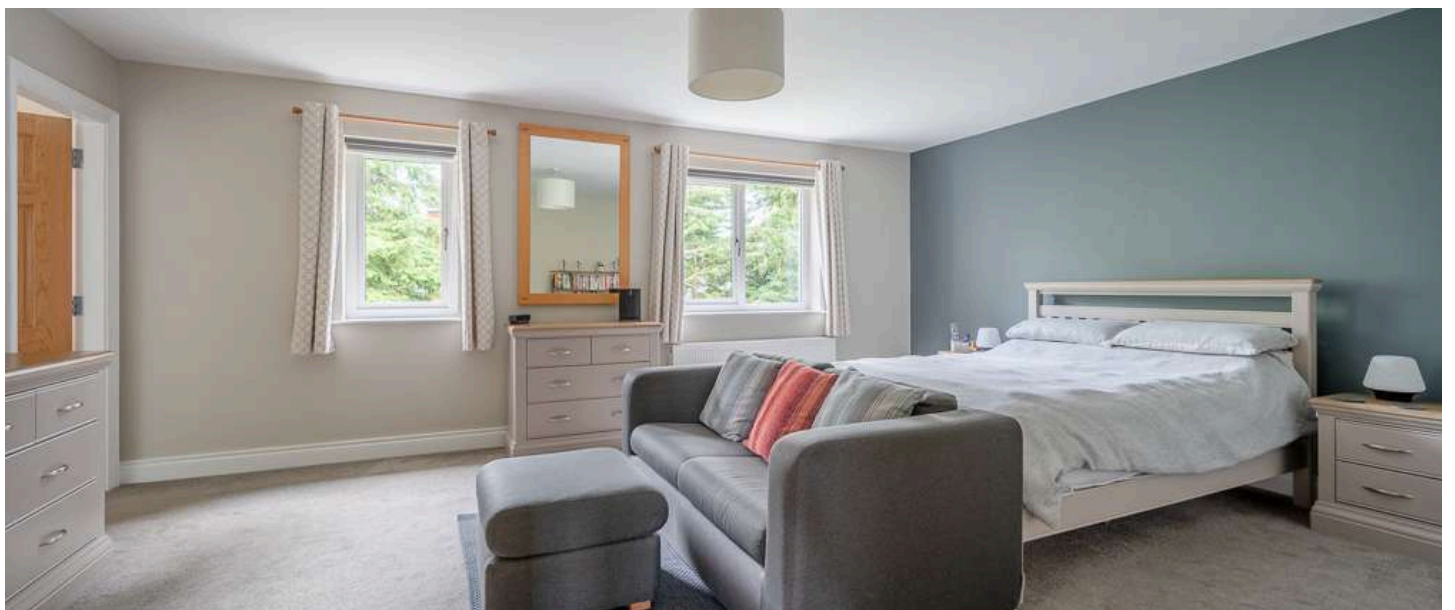
Second Floor

- Landing
- Bathroom
- Bedroom Four
17'1" x 10'6"
- Bedroom Five
17'5" x 13'
- Walk-in Luggage Room

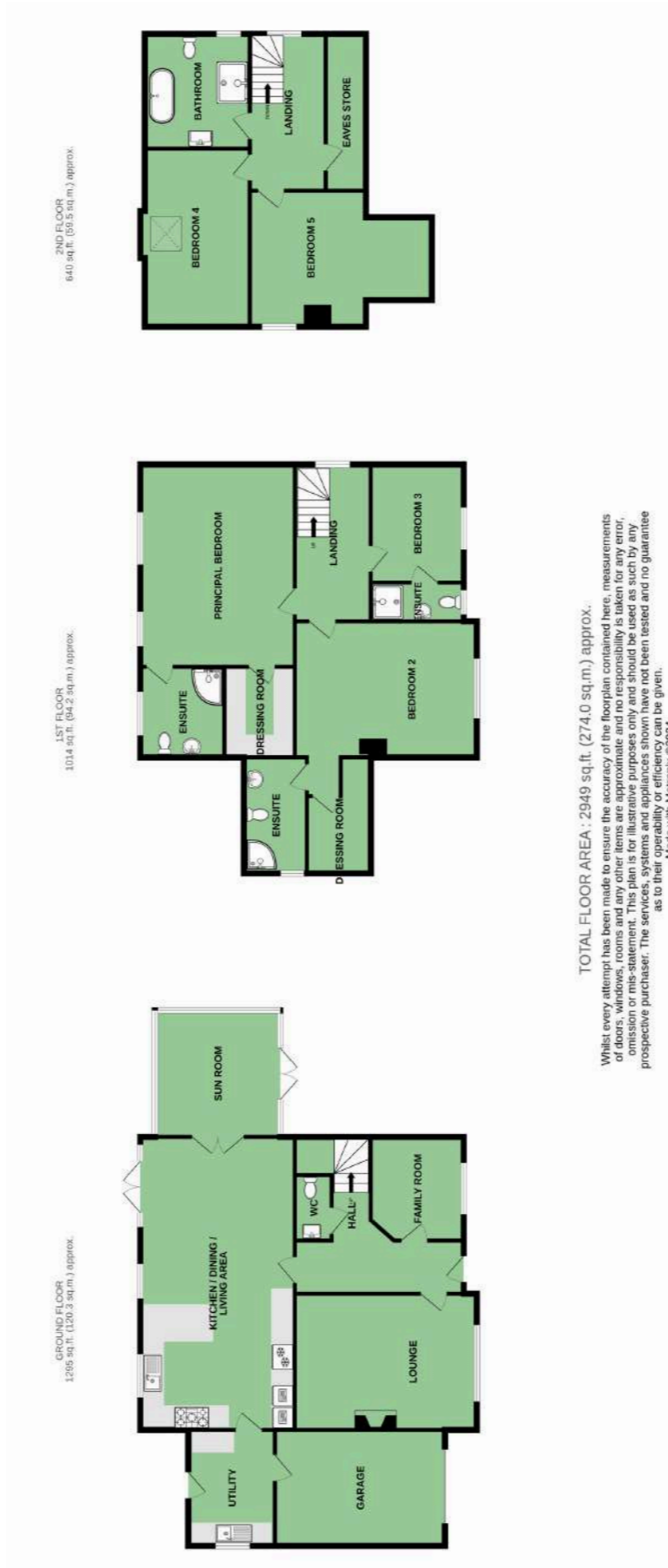
Outside

- Garage
16'3" x 11'1"
- Wrought Iron Electronic
Gates and Pillared
Entrance
- EV Charging Points
- Brick Paviour Driveway
- Excellent Mature Gardens
with Brick Paviour Patio
Areas
- Climbing Frame and Tree
House





FLOOR PLANS





DIRECTIONS

Travelling along the Knock Road, from the Upper Newtownards Road, continue past the Police Headquarters on your right hand side and at the next traffic lights turn left onto Shandon Park. Follow the road round passed the front entrance to Shandon Park Golf Club, No 137 is located down a private laneway on the right hand side and the property is on the left at the bottom of the laneway.



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+ A		
81-91 B	81	81
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

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



OUR BRANCHES

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