

23 KNOCKDENE PARK NORTH,
BELFAST, BT5 7AA



TEMPLETON
ROBINSON



PRICE: OFFERS AROUND £1,100,000

Rarely does an opportunity arise to purchase a magnificent family home in one of East Belfast's premier addresses. Knockdene's attractive tree-lined avenues offer outstanding convenience.

Belmont, Ballyhackamore and Cherryvalley are all within walking distance with a superb array of amenities including primary and secondary schools as well as excellent leisure facilities, shops and restaurants.

The property provides superb accommodation which is tastefully presented and lacking nothing in the quality of the interior fittings including fireplaces, corniced ceilings and stained glassed windows. As soon as you enter the reception hall with its high ceilings, you get a feel for the warm and character this delightful home exudes.

The well-appointed, generous accommodation features a versatile layout throughout. Of particular note is the extension to the rear, an exceptional kitchen open to living and dining areas have both the charm and character and also the modern day living feel.

Furthermore, the stunning south-facing rear garden has additional patio and BBQ areas, excellent for outdoor entertaining.

It is only upon internal inspection that one can truly appreciate everything this delightful home has to offer.





- Exceptional, Detached Family Residence located on this Beautiful Tree Lined Park
 - Modernised and Extended Offering Charm and Character yet Modern Day Living Spaces
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- Living Room with Bay Window, Feature Stain Glass Windows and Multi Fuel Burning Stove
 - Stunning, Modern Fitted Kitchen with Excellent Integrated Appliances, Breakfast Bar and Vaulted Ceiling open plan to: Living Area with Feature Fireplace and Multi Fuel Burning Stove
 - Drawing Room with Oak Herringbone Flooring, Feature Fireplace and Dining Area with Mature Outlook to Rear. Open to: Ample Dining Area
 - Additional Family Room or Study
 - Utility Room, Ground Floor W.C & Cloakroom. Additional Storage Throughout
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- 5 Double Well-Proportioned Bedrooms on First Floor with Bay Windows and Original Features
 - Principal Bedroom on First Floor with Bay Window, Ample Built-In Wardrobe Space and Luxury Ensuite Shower Room with Feature Tiling
 - Modern Luxury Family Bathroom with Separate Walk-in Shower Cubicle, Herringbone flooring and Feature Wooden Panelling
 - Gas Fired Central Heating, Double Glazing Throughout with Feature Stained Glass Windows
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- Magnificent, Enclosed South Facing Rear Garden with Mature Surrounding, Additional Patio and BBQ Area
 - Detached Garage / Tarmac Driveway for Ample Parking
 - Walking Distance to Ballyhackamore & Belmont Villages with it Array of Amenities Including Cafes, Bars, Restaurants & Comber Greenway
 - Extremely Convenient to Province Leading Primary & Secondary Schools







THE PROPERTY COMPRISES:

GROUND FLOOR

Hardwood double doors with glazed inset to:

RECEPTION PORCH: Victorian style tiled floor. Stained glass inner door, stained glass side light, toplight, to:

RECEPTION HALL: Oak herringbone wooden floor, cornice ceiling, storage and cloaks area under stairs.

LIVING ROOM: 16' 4" x 13' 6" (4.98m x 4.11m) (Measurement into bay window). Cast iron multi-burner with tiled hearth, feature stained glass side light with stained glass windows. Cornice ceiling. Mature outlook to front.

CLOAKROOM: Oak herringbone wooden floor, wood panelled walls, glazed inner door and toplight to:

GROUND FLOOR WC: White suite comprising high flush wc, feature stained glass window.

STUDY/FAMILY ROOM: 19' 8" x 12' 5" (5.99m x 3.78m) Bespoke built-in shelving, dual aspect windows, low voltage spotlights. Integrated Sonas system with wall speakers.

ADDITIONAL STORAGE ROOM:

DRAWING ROOM/DINING ROOM: 27' 3" x 20' 3" (8.31m x 6.17m) (Measurements into bay window). Oak herringbone wooden floor, cornice ceiling, feature stained glass side lights. Timber surround fireplace with tiled inset and hearth, gas coal fire. Mature outlook to rear garden. Open to:

AMPLE DINING AREA: with PVC French doors to rear garden. Open to:

KITCHEN/LIVING AREA: 28' 5" x 27' 0" (8.66m x 8.23m) Contemporary modern high gloss fully fitted kitchen. Excellent range of high and low level units, plumbed for American fridge/freezer, built-in wine cooler, granite worktops, integrated five ring Siemens induction hob, extractor fan above. Concealed, built-in TV area, integrated dishwasher, single drainer one and a half bowl stainless steel sink unit, mixer taps, built-in high level Siemens double oven. Skylight, low voltage spotlights, built-in breakfast bar with granite worktops and pull-up electric socket. Open to:

AMPLE LIVING AREA: with hardwood double glazed sliding doors to rear garden. Additional feature picture windows. Cast iron multi-burner with granite hearth and feature stone exposed wall. Floor to ceiling radiator. Velux windows x 4, low voltage spotlights. Underfloor heating in this area. Integrated Sonas entertainment system with separate wired zones. Oak wooden floor with carpet inset.

UTILITY ROOM: Range of high and low level units, laminate work surfaces, stainless steel single drainer one and a half bowl sink unit with mixer tap, plumbed for washing machine, porcelain tiled floor. Built-in cupboard. Double glazed access door to side.

FIRST FLOOR RETURN

BATHROOM: Modern bathroom suite comprising free standing roll top bath with gold mixer taps. Built-in shower cubicle with gold overhead shower unit, tiled splashback, slate tray, extractor fan. Vanity unit with granite worktops, gold mixer taps, built-in cabinet below. Herringbone tiled floor, part wood panelled walls, cornice ceiling.

SEPARATE WC: White suite comprising low flush wc, wood panelled walls, tongue and groove ceiling, pine wooden floor.

FIRST FLOOR

LANDING: Cornice ceiling.

PRINCIPAL BEDROOM: 18' 3" x 12' 4" (5.56m x 3.76m) (Measurements into bay window). Cornice ceiling. Low voltage spotlights. Feature hardwood effect wall. Stained glass window. Built-in shelving with double doors to:

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit, chrome mixer taps, mirror recess. Walk-in shower with chrome overhead shower unit with drying area, fully tiled walls, extractor fan. Ceramic tiled floor, chrome heated towel rail, built-in shelving.

BEDROOM (2): 15' 3" x 14' 7" (4.65m x 4.44m) (Measurement into bay window). Timber surround fireplace with tiled inset and hearth. Cornice ceiling. Outlook to rear garden.

BEDROOM (3): 12' 0" x 11' 11" (3.66m x 3.63m) Outlook to front. Cornice ceiling, low voltage spotlights, built-in shelving.

BEDROOM (4): 16' 9" x 13' 0" (5.11m x 3.96m) (At widest points). (Measurements into bay window). Stained glass window, cornice ceiling.

BEDROOM (5): 10' 8" x 9' 9" (3.25m x 2.97m) Outlook to front.









OUTSIDE

Tarmac driveway with ample parking leading to:

DETACHED GARAGE: (Measurement to be confirmed).

Front garden laid in lawns with mature hedging, mature trees. Water tap to side.

South facing rear garden laid in extensive lawns with play area with climbing frame and slide. Area laid in bark. Greenhouse with flowerbeds and shrubs.

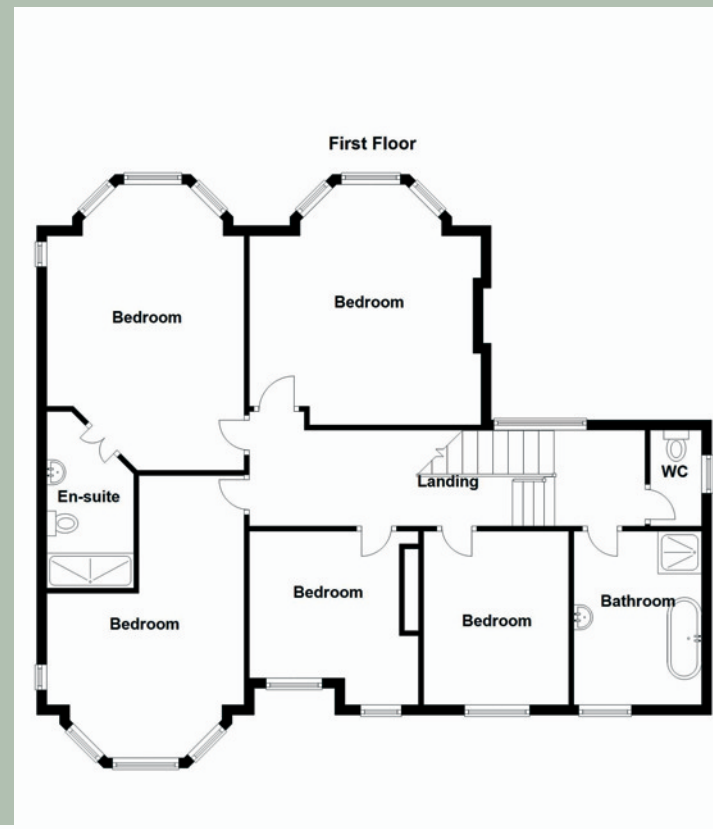
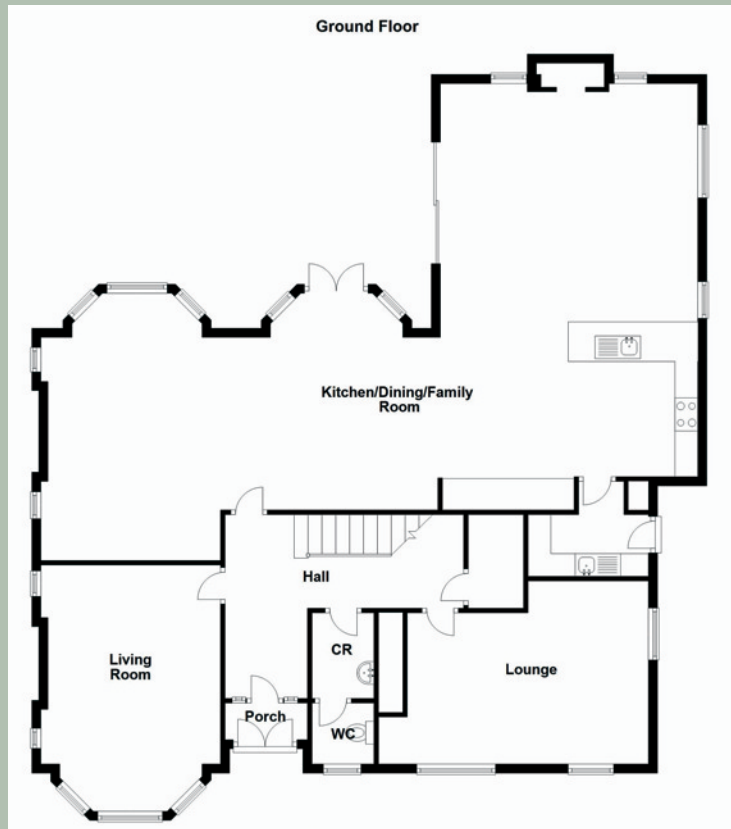
Extensive paved patio area ideal for barbecues and outdoor entertaining. Large built-in brick barbecue area laid in limestone paving, power and outdoor heaters.





LOCATION:

Heading through Ballyhackamore on Upper Newtownards Road, turn right at Knock lights onto Knock Road. Knockdene Park North is first on left (before Kings Road lights).



This plan is for illustrative purposes only.
Plan produced using PlanUp.

23 Knockdene Park North, Belfast

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

Energy Rating

Epc Type: Domestic
 Current: D64
 Potential: D67
 EPC Landmark Code: 9069-2980-0890-9194-6911
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	D64	D67
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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