

For Sale by

Offers Over: £440,000

SimonBrien



13 Hampton Court
Holywood
County Down
BT18 0HU

simonbrien.com



13 Hampton Court is situated off Ardmore Road, off Croft Road in Holywood, in a quiet cul-de-sac location. This fantastic property is located walking distance to Holywood town, renowned for its stunning scenery, rich history, and vibrant community. Holywood offers excellent local amenities, including boutiques, cafes, and restaurants, as well as being well-connected to Belfast, making it the ideal location for those seeking both a quiet, suburban lifestyle and easy access to city life.

The accommodation comprises of a living room, dining room with adjoining sun room, kitchen with casual dining, utility room, shower room and integral garage. On the first floor are four bedrooms with a main family bathroom. Externally there is an enclosed rear garden with patio space and lawns. To the front is driveway parking.

Early viewing is recommended to appreciate what potential this home has to offer.



Special Features & Services

- Detached home
- Cul-de-sac location off Croft Road, walking distance to Hollywood High Street
- Living room
- Sitting room
- Sun room
- Kitchen with casual dining
- Shower room on ground floor
- Utility room
- Integral garage
- Four bedrooms on first floor
- Family bathroom on first floor
- Enclosed rear garden with patio space
- Driveway parking to the front

Accommodation

Ground Floor

Hardwood panelled entrance door

Entrance Hall

16'7" x 7'1" (5.05m x 2.16m):

Hardwood strip floor.

Shower Room

Wash hand basin, low flush WC, shower enclosure with instant heat electric shower, tiled floor, fully tiled walls.

Kitchen With Casual Dining

11' x 10'4" (3.35m x 3.15m):

High and low level fitted units, stainless steel single drainer sink unit with mixer taps, plumbed for dishwasher, recess for gas range, partly tiled walls, tiled floor, casual dining area for 4 people, door to Utility Room.

Utility Room

9'6" x 8'9" (2.9m x 2.67m):

Fitted units, plumbed for washing machine, gas boiler, door to rear gardens, door to integral garage.

Integral Garage

15'10" x 9'6" (4.83m x 2.9m):

Up and over door, light and power.

Sitting Room

10'5" x 9'11" (3.18m x 3.02m):

Hardwood strip floor, sliding glazed door to Sun Room.





Sun Room

11'11" x 11'4" (3.63m x 3.45m):

Double opening glazed doors to rear patio, recessed lighting.

Living Room

18'1" x 11'11" (5.5m x 3.63m):

Hardwood strip floor, fire surround with marble inset and gas inset fire.

First Floor

Landing: Access to roofspace.

Bedroom 1

11'11" x 10'6" (3.63m x 3.2m)

Bedroom 2

10'4" x 9'11" (3.15m x 3.02m)

Bedroom 3

11'1" x 10'5" (3.38m x 3.18m)



Bedroom 4

11'11" x 7'2" (3.63m x 2.18m)

Bathroom

9'2" x 7' (2.8m x 2.13m):

Wash hand basin, low flush WC, panelled bath with mixer taps and shower overhead, tiled floor, fully tiled walls.

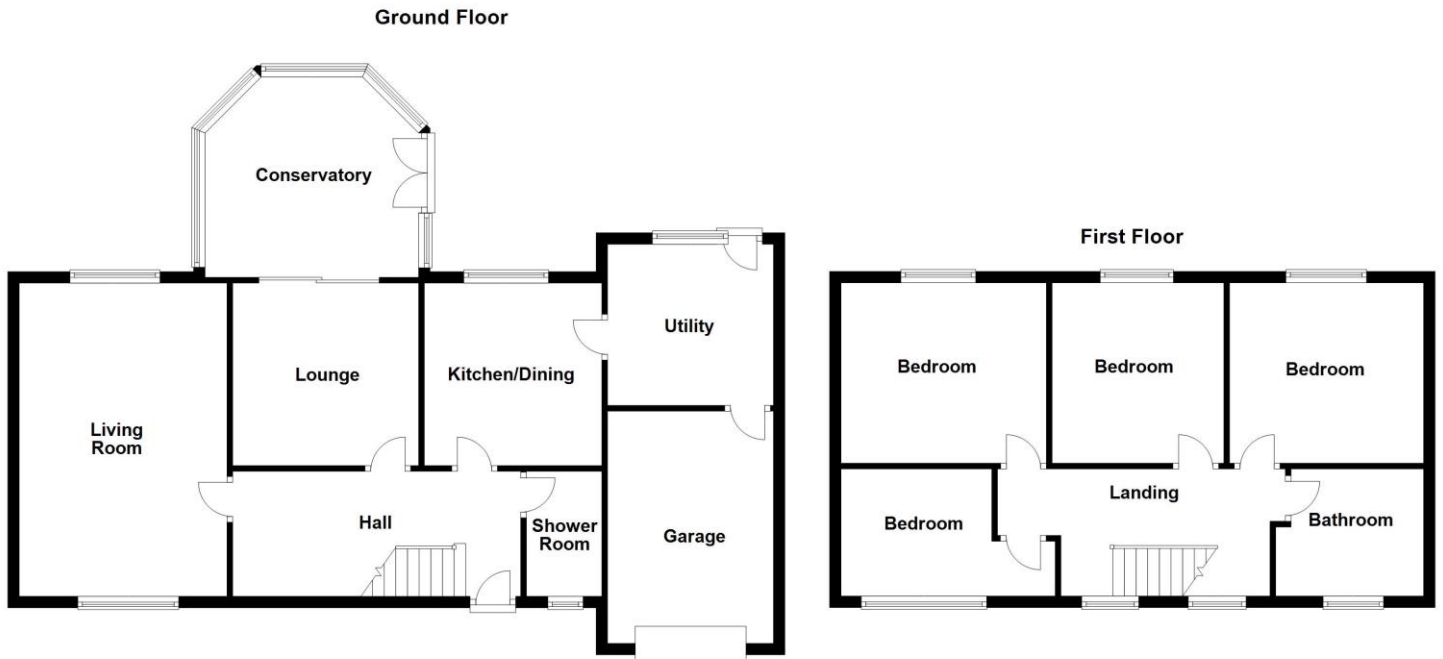
Outside Parking for 3 cars to front.

Sunny back garden laid in lawns, patio space.









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

13 Hampton Court, Holywood

VALUER

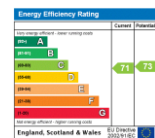
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