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**1 Cranmore Gardens**

Belfast  
BT9 6JL

**Offers Over £745,000**

## 1 CRANMORE GARDENS, BT9 6JL

- Exceptional Extended Detached Family Home
- Generous Lounge with Bay Window and Feature Fireplace/Separate Family Room
- Magnificent Kitchen Open Plan to Dining & Family Areas/Separate Utility Room
- 4 Double Bedrooms, 2 with Ensuite Facilities and Master with Adjoining Dressing Area
- Bathroom with White Suite/Ground Floor Cloakroom with WC
- Exceptional Level of Specification and Presentation Throughout
- Gas Central Heating / Double Glazed Windows
- Driveway Parking for Several Cars
- Corner Site with Mature Gardens & Sheltered Sitting Areas
- Convenient to Many Amenities Including Public Transport, Leading Schools & Public Parks

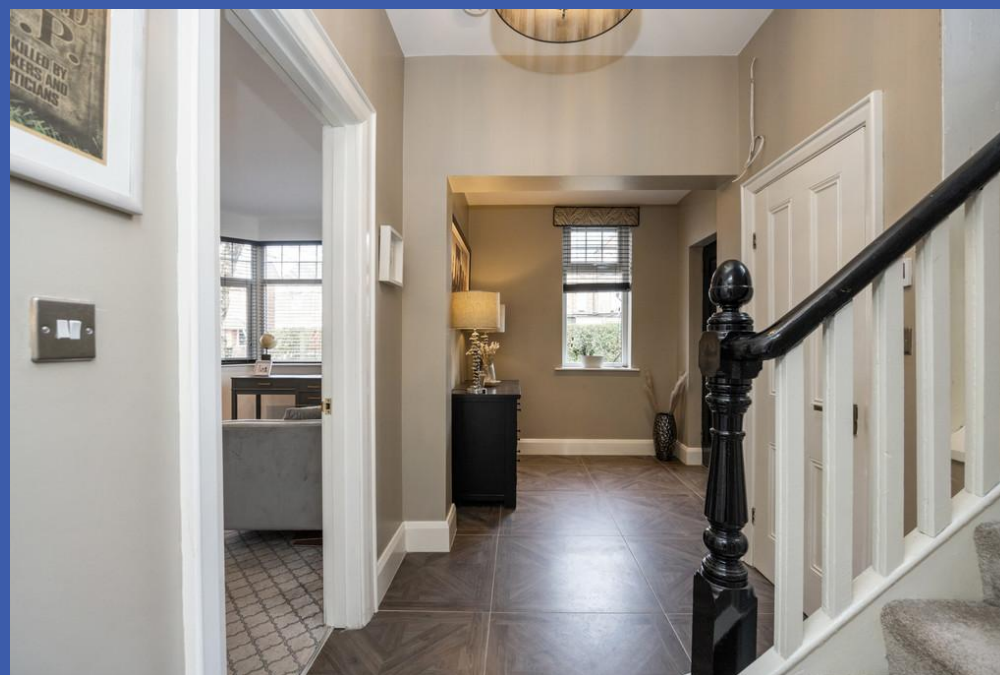
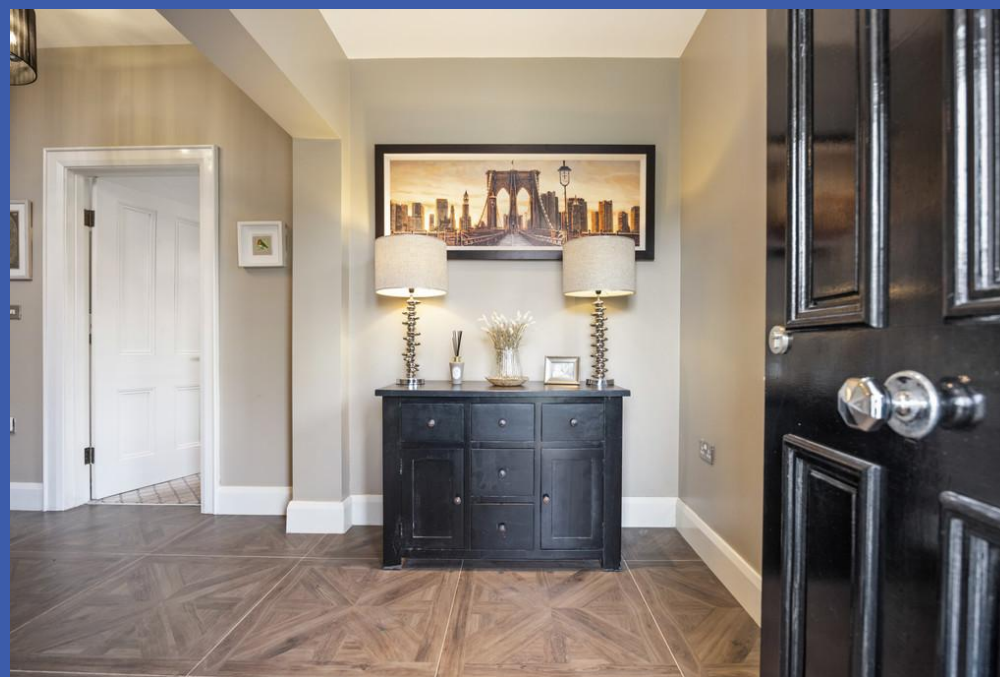
This attractive, extended detached property is situated in a prime location on the ever popular Cranmore Gardens, just off Lisburn Road.

The property has been extensively renovated and is exceptionally well presented and tastefully decorated by the current owner and offers spacious, well proportioned accommodation which is finished to an extremely high specification throughout.

The internal accommodation is enhanced by the extension to create spacious family accommodation which briefly comprises an entrance hall, bright lounge and separate family room along with a magnificent kitchen which is open plan to dining and family areas along with a utility room on the ground floor.

On the first floor there are four bedrooms, including two with ensuite shower rooms and dressing areas and a family bathroom.

This fine home is ideally located close to many local amenities including shops, restaurants, coffee shops and public transport whilst being convenient to leisure facilities including Drumglass Park. In addition, there are numerous leading schools in close proximity along with convenience to many other parts of the province via the motorway networks







## PROPERTY COMPRISES

Hardwood double front door to reception hall.

**RECEPTION HALL** Feature tile floor with parquet wood design, low voltage spotlights.

**CLOAKROOM** White suite comprising low flush WC, wash hand basin, feature circular stained glass window and tiled floor.

**LOUNGE 16' 7" x 11' 10" (5.05m x 3.61m)** Bay window, low voltage spotlights, attractive decorative fireplace.

**MAGNIFICANT LUXURY FITTED KITCHEN OPEN PLAN TO DINING AND FAMILY AREAS 27' 5" x 25' 4" (8.36m x 7.72m) (overall)** Bespoke range of high and low level units, Calcutta marble work surfaces, Smeg eye level double oven, Old Belfast style sink unit with Quooker tap and Calcutta marble drainer, integrated dishwasher, larder cupboard with folding doors, housing for American fridge freezer, generous island unit with matching Calcutta marble work surfaces, Elica 4 ring gas hob with central extractor fan, breakfast bar, low voltage spotlights, bay window with seating, part tiled walls, marble tiled floor to kitchen area, tiled floor with parquet wood design to family and dining areas, bi-folding doors to sheltered sitting area.

**FAMILY ROOM 14' 0" x 11' 2" (4.27m x 3.4m)** Matching tiled floor with parquet wood design, low voltage spotlights, uPVC double glazed patio doors to sheltered sitting area.





**UTILITY ROOM 9' 6" x 5' 3" (2.9m x 1.6m)** Range of units, work surfaces, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, matching Calcutta marble tiled floor, low voltage spotlights, extractor fan, access to store.

**FRIST FLOOR LANDING** Feature stained glass window.

**BEDROOM 17' 5" x 11' 2" (5.31m x 3.4m) (overall at widest points)** Two Velux windows, uPVC double glazed patio doors to half balcony.

#### **DRESSING AREA**

**ENSUITE** Shower room with white suite comprising low flush WC, vanity unit, fully tiled shower cubicle with rainwater shower, chrome heated towel rail, low voltage spotlights, extractor fan, Calcutta marble tiled floor.

**BEDROOM 15' 2" x 9' (4.62m x 2.74m)**

**WALK IN DRESSING ROOM** Low voltage spotlights.

**ENSUITE SHOWER ROOM** White suite comprising vanity unit with splash tiling, low flush WC, fully tiled shower cubicle with rainwater shower, low voltage spotlights, extractor fan, Velux window, Calcutta marble tiled floor, chrome heated towel rail.





**BEDROOM 13' 3" x 11' 0" (4.04m x 3.35m)**

**BEDROOM 11' 10" x 10' 10" (3.61m x 3.3m) Velux window.**

**BATHROOM** White suite comprising free standing bath with mixer taps and shower attachment, vanity unit with mixer tap, storage, Calcutta marble surfaces, low flush WC, walk in shower cubicle with rainwater shower, heated towel rail, Calcutta marble tiled floor, low voltage spotlights, extractor fan.

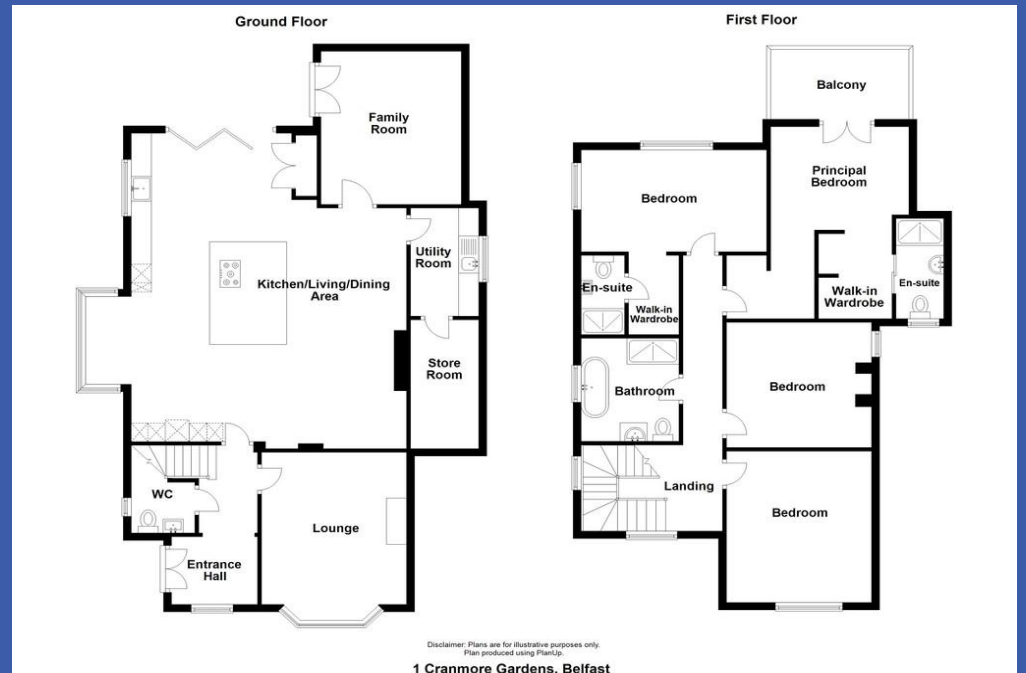
**OUTSIDE** Private corner site with well maintained mature gardens with a variety of planting and boundary hedges, sheltered sitting areas with artificial grass. Driveway parking for several cars

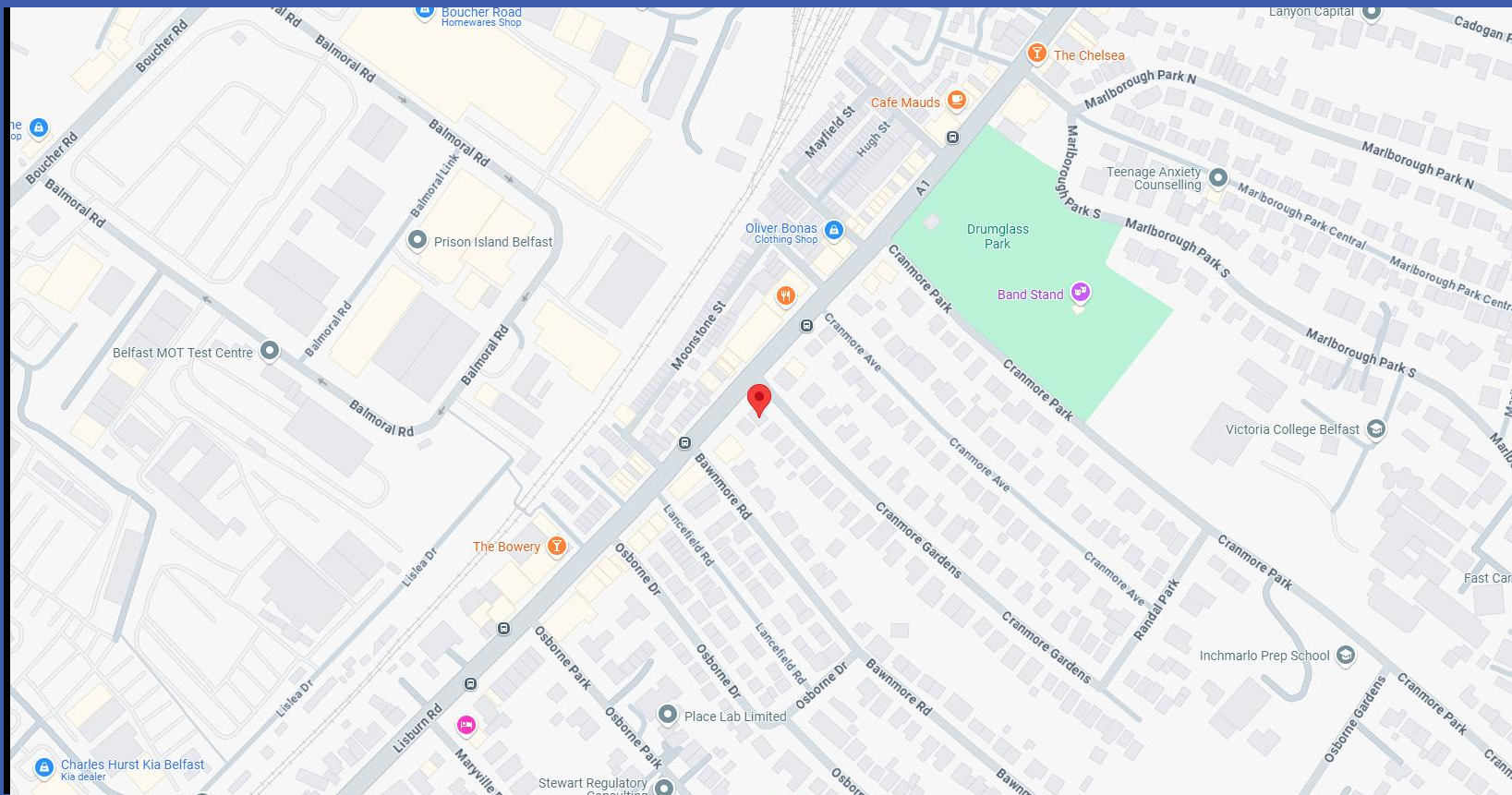












**Directions:**  
Coming out of Belfast on Lisburn Road, Cranmore Gardens is on the left hand side

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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