



Knocktern Gardens,
Price £575,000

- Newly Built Detached Villa
- Rare And Unique Opportunity
- Bright And Spacious Throughout
- 10 Year Global Home Warranty



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Knocktern Gardens, Ballyhackamore, Belfast

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Knocktern Gardens is a highly sought after and salubrious tree lined cul-de-sac location within East Belfast. This prime location falls within the catchment area to some of the leading primary and grammar schools whilst the ever popular Ballyhackamore Village and the vast array of amenities, attractions and restaurants is just a short stroll away. Belfast City Centre and the many near by towns are easily accessible via the main arterial routes and regular public transport links for those who commute daily. Number 2 Knocktern Gardens is a striking detached villa which presents a rare and very unique opportunity to acquire a stunning, newly built family home extending to circa 2500 sq. ft situated within such a desirable residential area. Internally comprises bright, beautifully presented and extremely well-proportioned accommodation throughout with any new fortunate owner having very little to do other than move in and arrange their furniture. The high-quality level of fixtures and fittings is more than apparent throughout and of particular note is the stunning two-tone grey fitted kitchen open plan to dining / family living with uPVC sliding doors to enclosed rear garden no doubt the centre point to this wonderful family home. Outside offers driveway car parking for four plus cars to the front and enclosed, landscaped easy to maintain garden area to rear in lawn and paved patio area, perfect to enjoy in the Spring / Summer months. Furthermore, this fine home also comes with a 10-year Global Home Building Warranty. Given how much of a unique opportunity this presents in today's market we simply cannot recommend early internal appraisal enough to appreciate the many noteworthy selling points on offer. For all enquiries please contact Martin Armstrong within our Ballyhackamore office on 02890 655 555. **KEY FEATURES** Recently Build Detached Villa Within Prime Residential Area An Incredibly Rare And Unique Opportunity To Acquire A Beautiful Family Home Extending To Circa 2500 sq. ft Bright, Well-Proportioned And Immaculate Accommodation Throughout Impressive High-Quality Level Of Fixtures And Fittings Throughout Welcoming Entrance Hall Drawing

Room With Bay Window Separate Dining Room Stunning Two Tone Fitted Kitchen With Extensive Range Of Units And Built In Appliances Open Plan to Dining / Family Living Utility Room Downstairs W/C With Walk In Cloak Four Double Bedrooms, Master With En-Suite Shower Room And Walk In Dresser (Bedroom Two Also With En-Suite) Contemporary White Bathroom Suite With Free Standing Bath Alarm System Black PVC Fascia, Soffits And Guttering Gas Fired Central Heating uPVC Double Glazed Window Frames And Doors 10 Year Global Home Building Warranty Off Street Car Parking For Four + Cars Private, Easy To Maintain Rear Garden In Lawn And Paved Patio Area Situated Within A Quiet Tree Lined Cul De Sac Location Ideally Positioned Within The Catchment Area To A Superb Selection Of Leading Primary And Grammar Schools The Many Delights Within Ballyhackamore Village Is Within Walking Distance For Those Who Commute Regularly, Belfast City Centre And The Near By Towns Are Easily Accessible Early Internal Appraisal Cannot Be Recommended Enough To Appreciate The Many Selling Points On Offer

COVERED ENTRANCE PORCH

Composite front door with double glazed side panel to...

ENTRANCE HALL

Herringbone parquet wooden flooring. Alarm panel. Recessed spotlighting. Large built in storage cupboard. Under stairs storage.

SIDE HALL

Walk in cloak leading to downstairs dual flush w/c. Semi pedestal wash hand basin with chrome dual mixer tap. Chrome heated towel rail. Ceramic tiled flooring. Extractor fan.

DRAWING ROOM

5.33m x 3.94m (17'6" x 12'11")
Into bay window.

DINING ROOM

4.04m x 3.61m (13'3" x 11'10")



For full EPC please contact the branch

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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STUNNING TWO TONE GREY FITTED KITCHEN OPEN PLAN TO DINING / FAMILY LIVING

9.70m x 8.38m (31'10" x 27'6")

At widest points. Free standing island unit with one bowl Franke sink unit with chrome dual mixer tap and granite drainer and work top. Feature down lighters. Breakfast bar. Superb range of high and low level units with stainless steel door furniture, granite work top and up-stand. Integrated five ring AEG induction hob and integrated extractor hood. Seperate built in double AEG oven. Integrated fridge / freezer. Integrated dishwasher. Concealed strip lighting. Recessed spotlighting. Herringbone parquet wooden flooring. Feature wall to ceiling radiator. Picture window. Ample dining area. uPVC sliding door to enclosed rear garden.

UTILITY ROOM

3.81m x 1.60m (12'6" x 5'3")

One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with formica work surfaces and stainless steel door furniture. Space for American fridge / freezer. Plumbed for washing machine. Vented for tumble dryer. Built in storage cupboard with gas fired boiler. Wine rack. Herringbone parquet wooden flooring.

FIRST FLOOR

MASTER BEDROOM

5.72m x 3.35m (18'9" x 11'0")

Walk in dresser room leading to...

ENSUITE SHOWER ROOM

Comprising fully tiled walk in shower cubicle with thermostatically controlled shower unit with overhead drencher and telephone hand shower. Floating vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. Chrome heated towel rail. Party tiled walls. Ceramic tiled flooring. Velux window. Recessed spotlighting. Extractor fan.

BEDROOM TWO

4.32m x 3.86m (14'2" x 12'8")

ENSUITE SHOWER ROOM

Comprising fully tiled walk in shower cubicle with thermostatically controlled shower unit with overhead drencher and telephone hand shower. Shower screen. Floating vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. Partly tiled walls. Ceramic tiled flooring. Recessed spotlighting. Velux window. Extractor fan.

BEDROOM THREE

4.34m x 3.86m (14'3" x 12'8")

BEDROOM FOUR

3.61m x 3.58m (11'10" x 11'9")

CONTEMPORARY FAMILY BATHROOM SUITE

Comprising free standing bath with chrome water fall mixer tap and telephone hand shower. Floating vanity unit with inset sink and chrome water fall mixer tap. Dual flush w/c. 1/2 paneled walls. Ceramic tiled flooring. Recessed spotlighting. Extractor fan.

LANDING

Large built in storage cupboard. Access to roof space. Study area.

OUTSIDE

Tarmac driveway for four + cars. Side access. Enclosed private landscaped rear garden area in lawn, paved patio area, loose stones and shrubbery. Outside tap / light.



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