

7 Tweskard Park,
Belfast, BT4 2JY



Offers Over £685,000

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KEY FEATURES

- Stunning Extended Detached Residence Situated In One Of East Belfast's Most Desirable Parks
- Superb Accommodation Throughout To Include 5 Bedroom (Three With Ensuites)
- Principal Bedroom With Ensuite & Dressing Room
- Open Plan Layout Take Full Advantage Of The Large Site
- Living Room With Feature Wood Burning Stove Open To:
- "Moda" Kitchen With Integrated 'Neff' Appliances
- Family Room Off Kitchen
- Utility Room
- Downstairs Cloakroom
- Cloakroom With WC
- Ground Floor Study
- Gas Heating
- Double Glazing
- Ample Off Street Parking & Turning Space To Front
- Large South Facing Garden With Granite Paved Patio
- Within Easy Reach Of All Of East Belfast's Leading Primary & Post Primary Schools
- Convenient To Ballyhackamore, Belmont, Stormont Grounds & The Comber Greenway
- Within Comfortable Commuting Distance Of Belfast City Centre, Titanic Quarter & Belfast City Airport
- Viewing Highly Recommended



SUMMARY

Situated in the leafy suburb of East Belfast, is this truly magnificent family home designed, and specified to the highest of standards of finish throughout.

The area has rapidly become one of the city's most admired locations, well renowned for a superb provision of primary and senior schools, all within close proximity, as well as easy access to the City, George Best Airport or the M3 Motorway network.

Inside the property, the accommodation is bright, spacious, well planned, and offers a superb modern open plan layout suitable for a number of differing requirements. A living room open to dining / kitchen, ideal for informal family living with sliding doors to the garden. A large formal living room provides quieter space, with a home office, utility room, and cloakroom with WC also on the ground floor. There are four generous bedrooms on the first floor, three with well-appointed ensembles (main bedroom with dressing room also).

Set off by a large south facing rear garden, and large front driveway with ample parking, this is truly a unique opportunity to acquire a generously proportioned family home in a most sought after location.

Viewing is recommended.

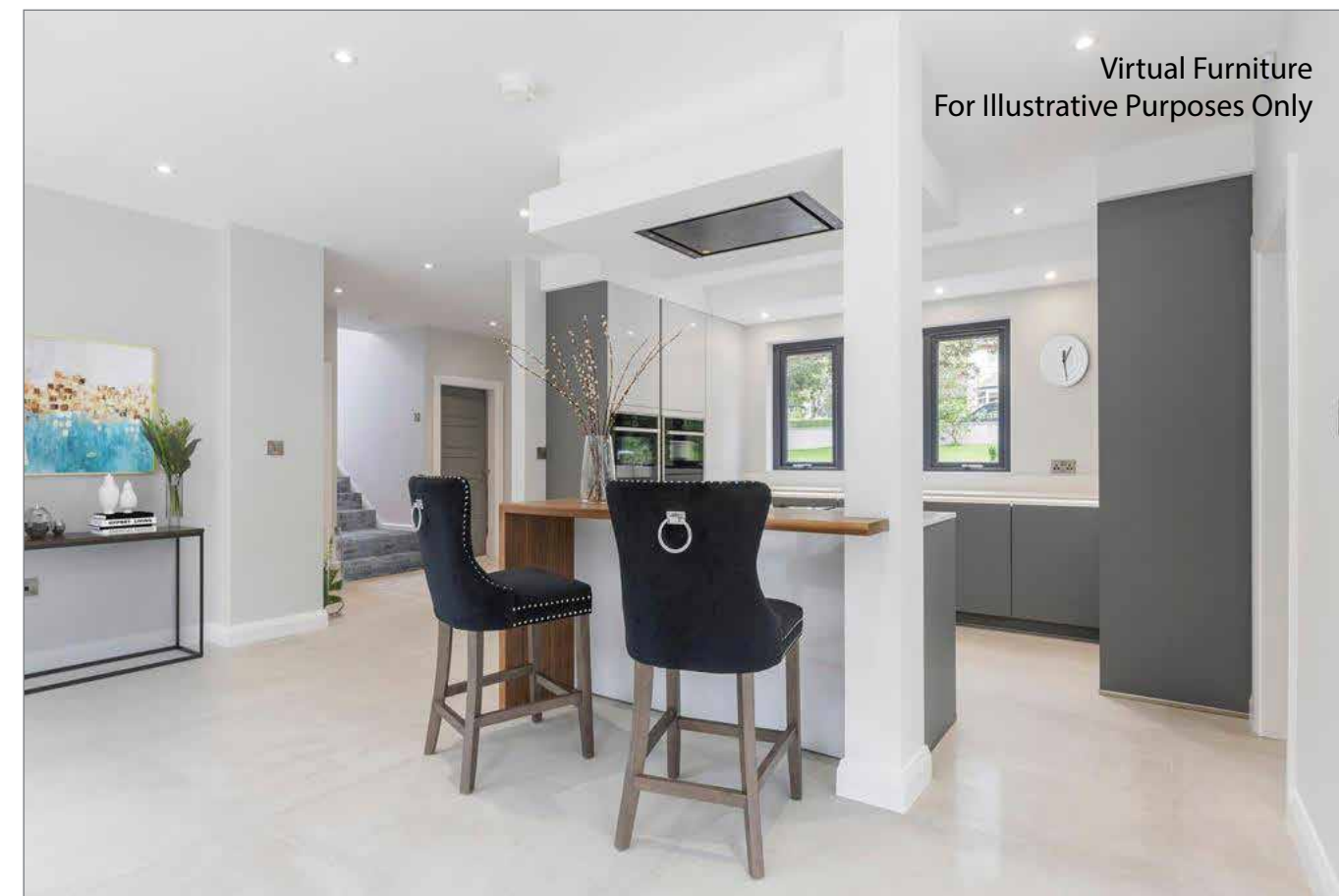
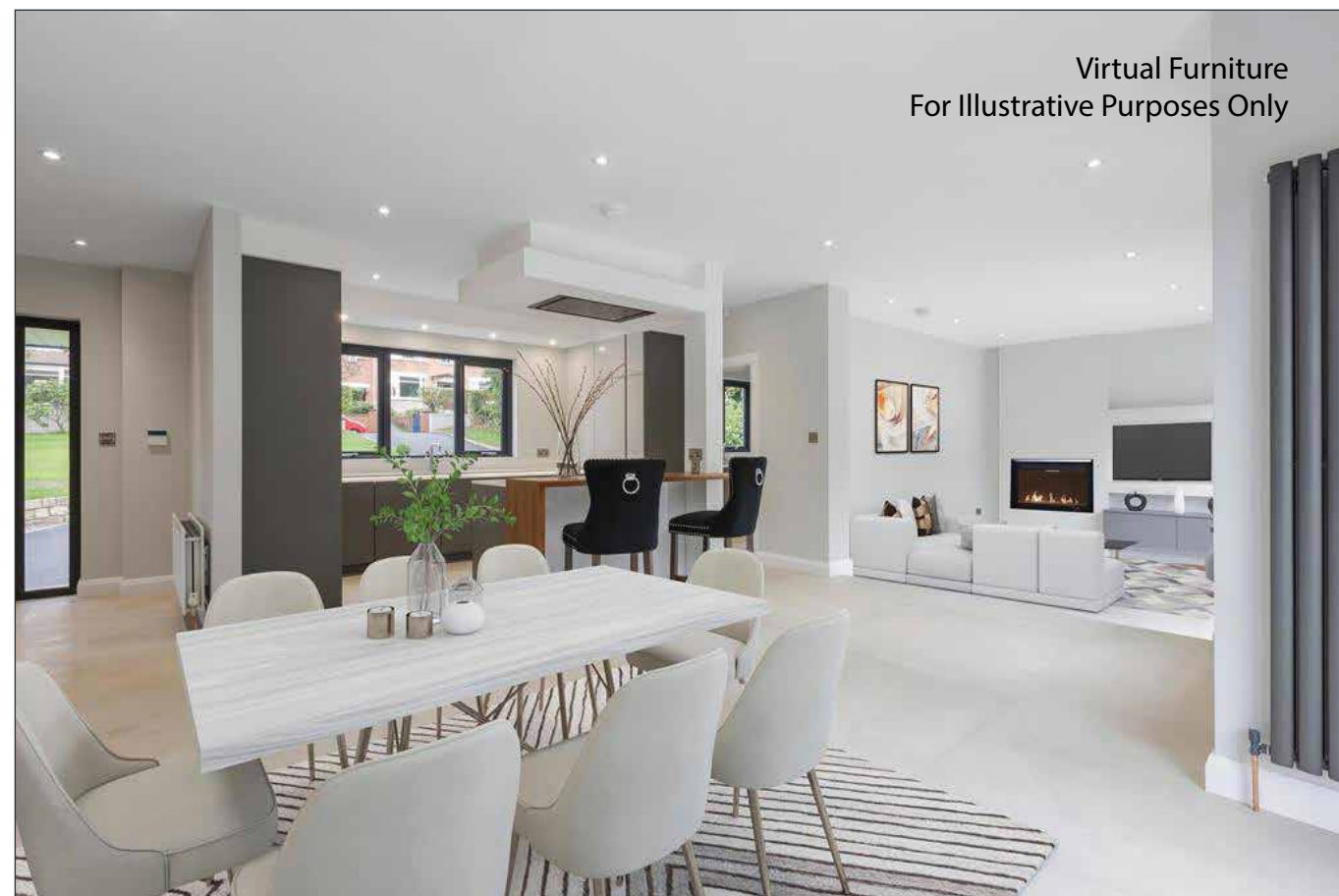
ACCOMMODATION

GROUND FLOOR

Entrance door leading to:

RECEPTION HALL:

Ceramic tiled floor. Open to:



KITCHEN / DINING AREA:

23' 2" (max.) x 17' 4" (7.06m x 5.28m)

Full range of high and low level units with Quartz work surfaces. 'Neff' Up and under oven. 'Neff' grill oven and warming drawer. Dishwasher. Fridge/freezer. Stainless steel sink unit with mixer taps. Central island unit with 'Neff' 4 ring induction hob and recessed extractor above. Double glazed sliding doors to patio. Open to:

LIVING ROOM:

14' 2" x 10' 6" (4.32m x 3.2m)

Ceramic tiled floor. Recess for TV. Plumbed for gas fire. Double glazed sliding doors to rear.

UTILITY ROOM:

10' 4" x 8' 3" (3.15m x 2.51m)

Range of units with Quartz work surfaces. Boiler. Plumbed for washing machine.

CLOAKROOM:

Low flush WC. Vanity unit with mixer taps. Fully tiled walls. Ceramic tiled floor. Chrome heated towel radiator.

DRAWING ROOM:

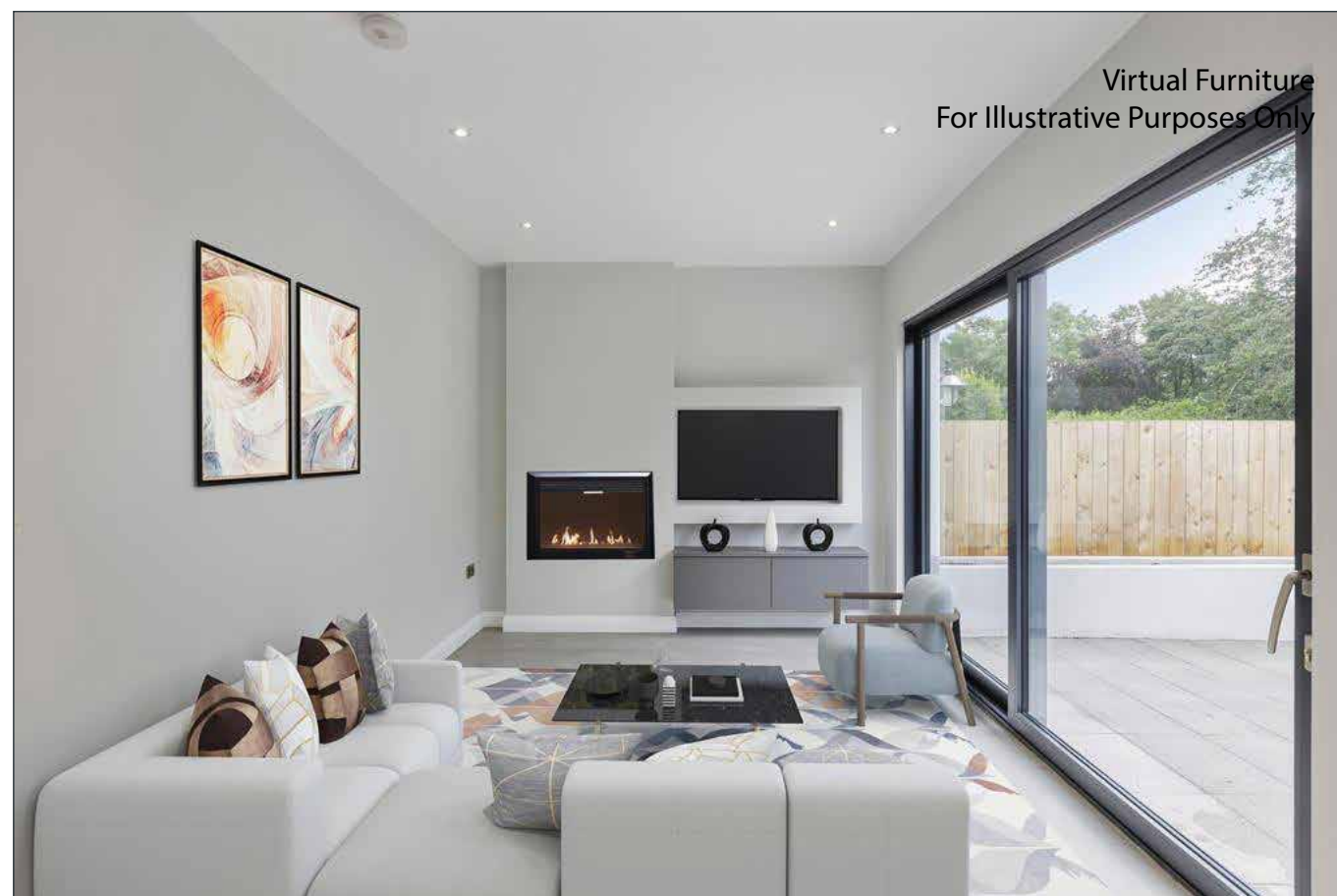
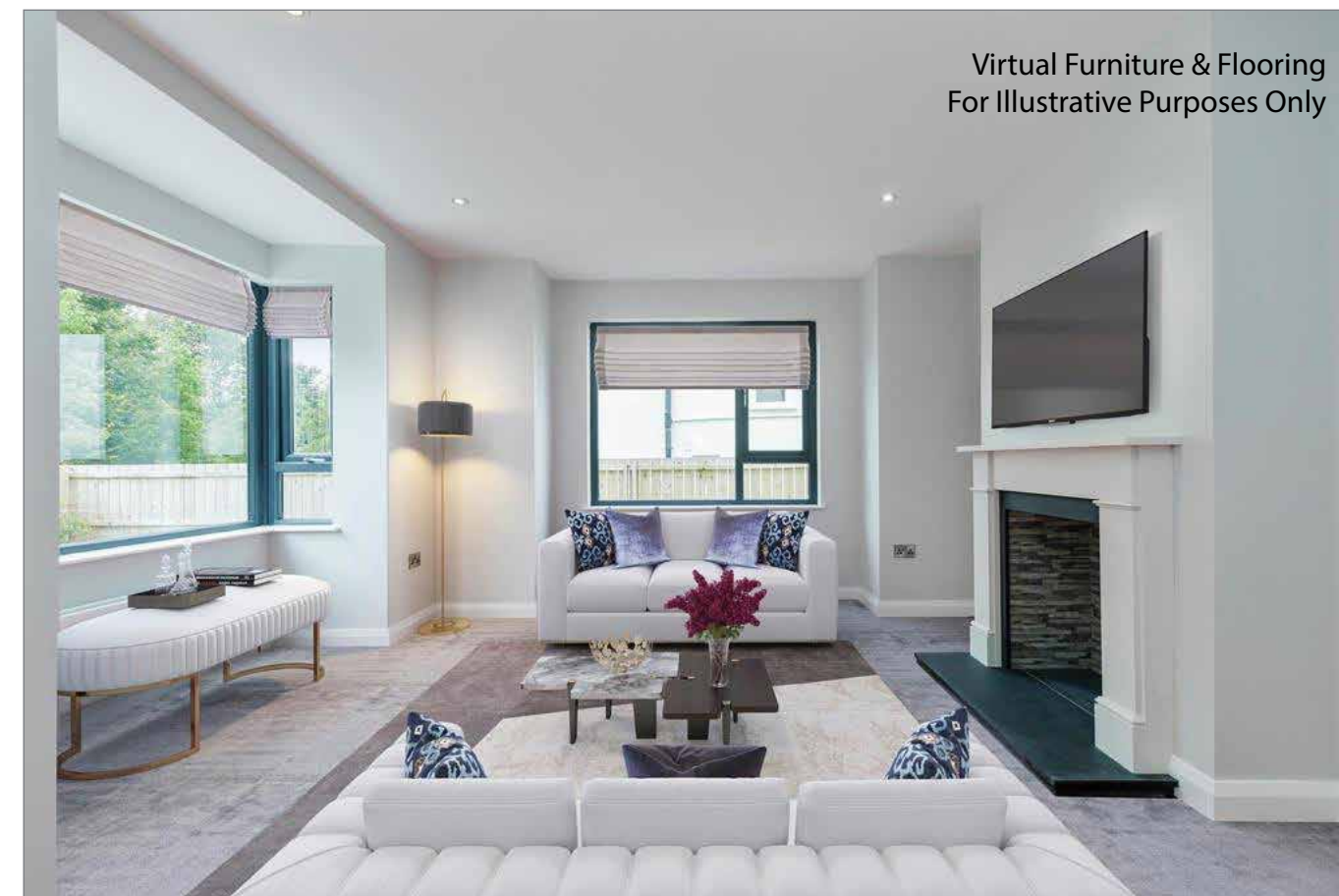
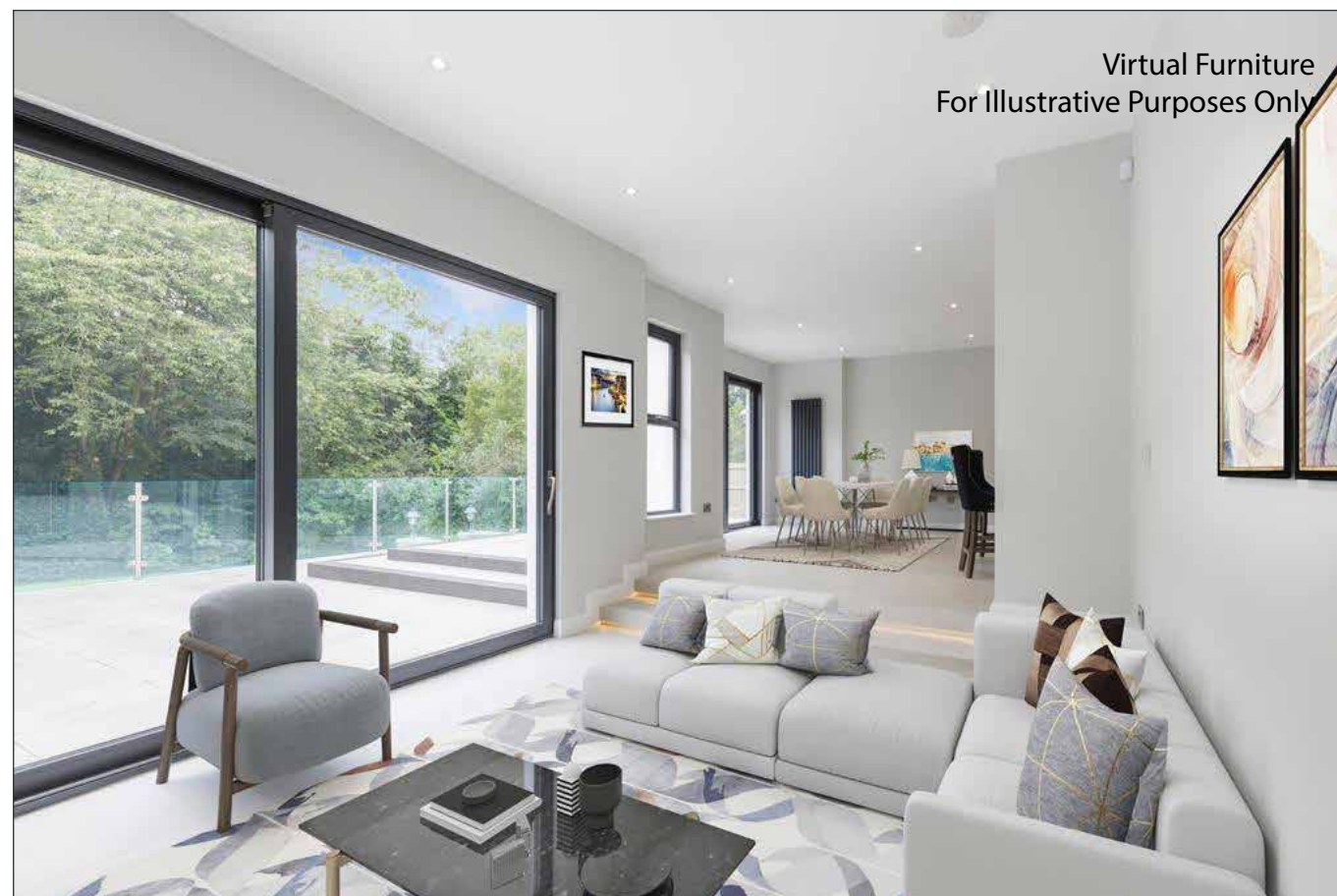
17' 8" x 12' 10" (5.38m x 3.91m) (into bay)

Feature fireplace with hearth and Quartz surround.

CLOAKROOM:

Shelved.





FAMILY ROOM:
10' 10" x 9' 4" (3.3m x 2.84m)
(used as home office).

FIRST FLOOR

BEDROOM (1):
14' 8" x 11' 5" (4.47m x 3.48m)
Twin windows with views over garden.

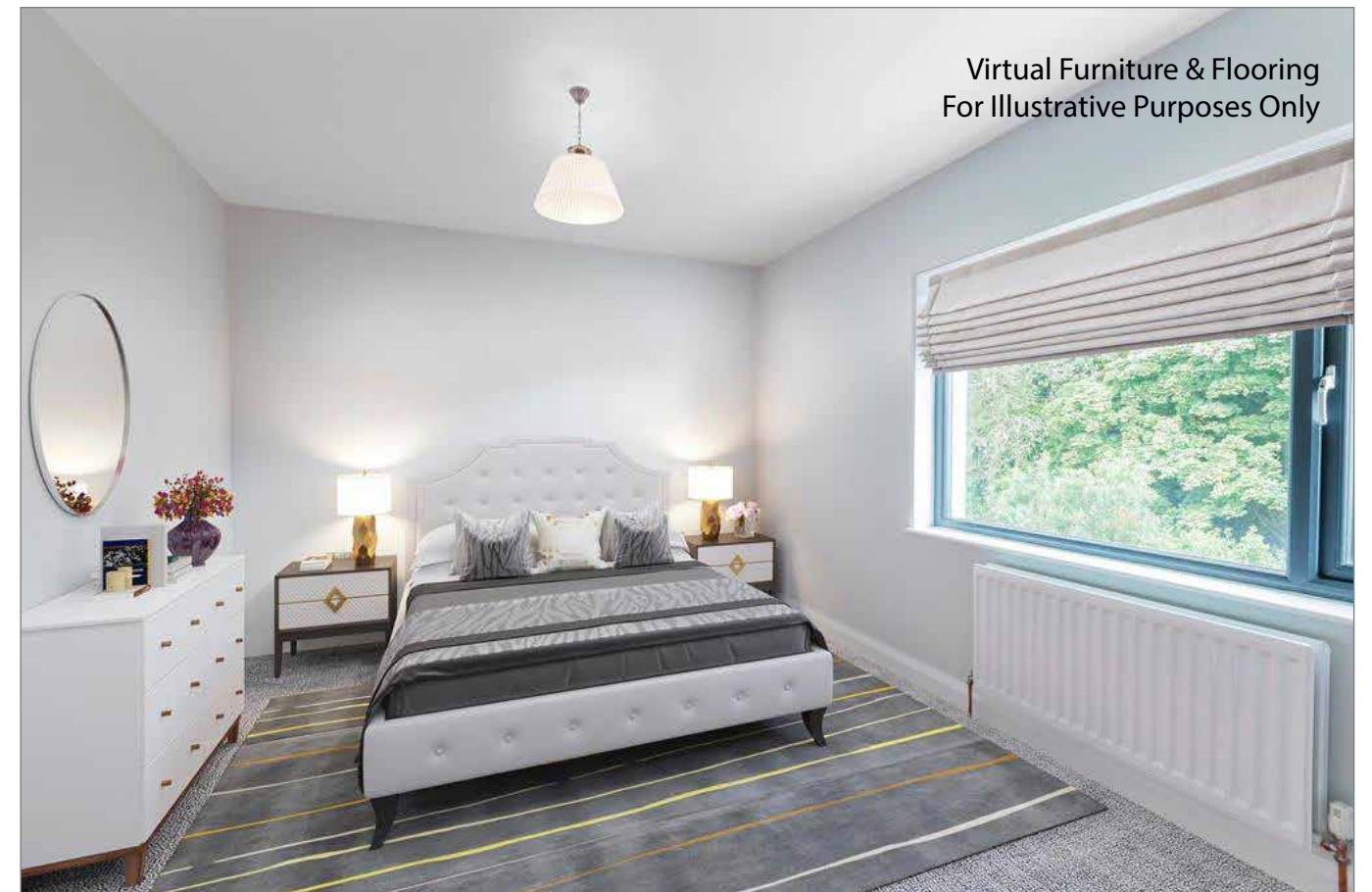
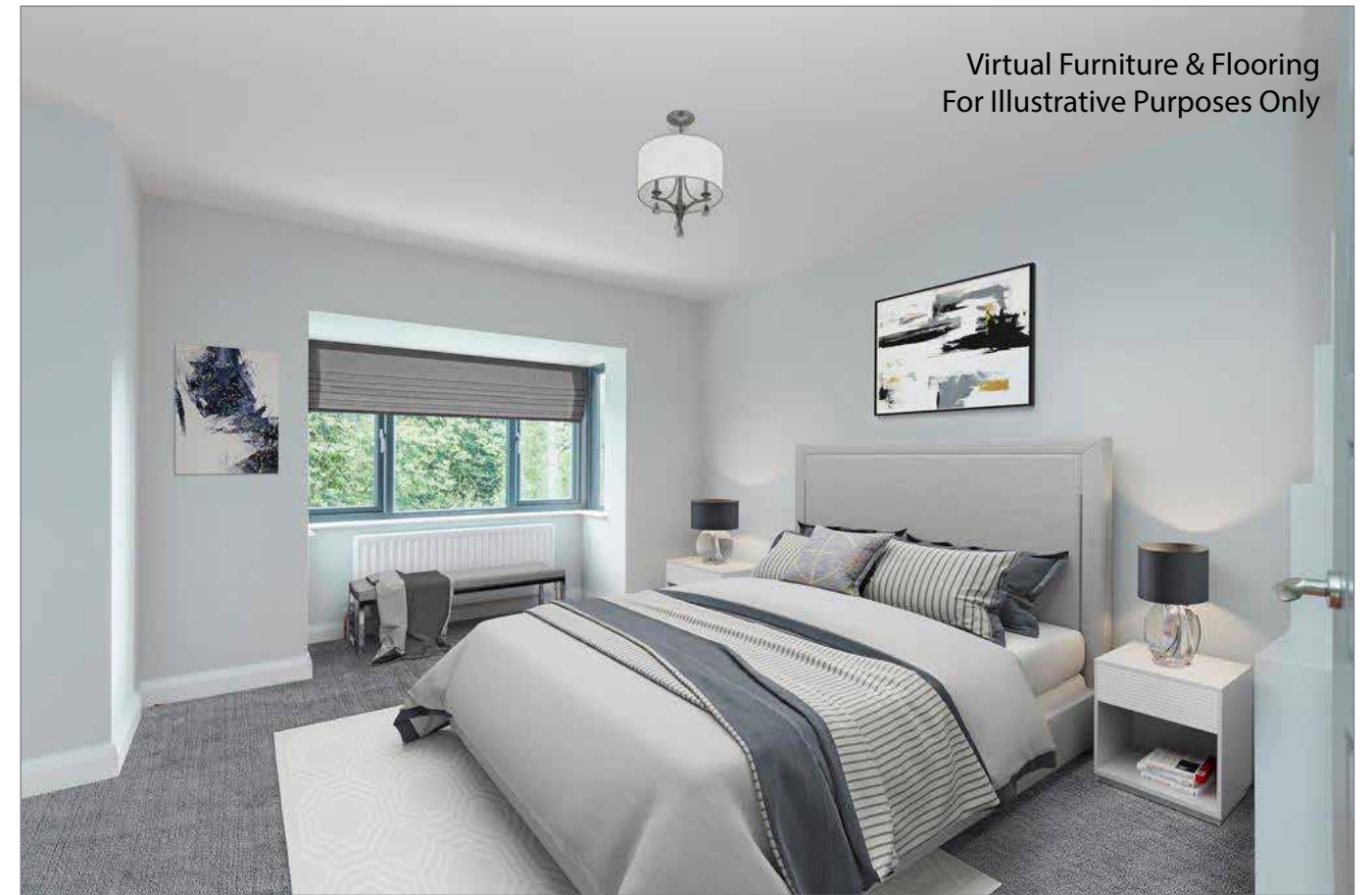
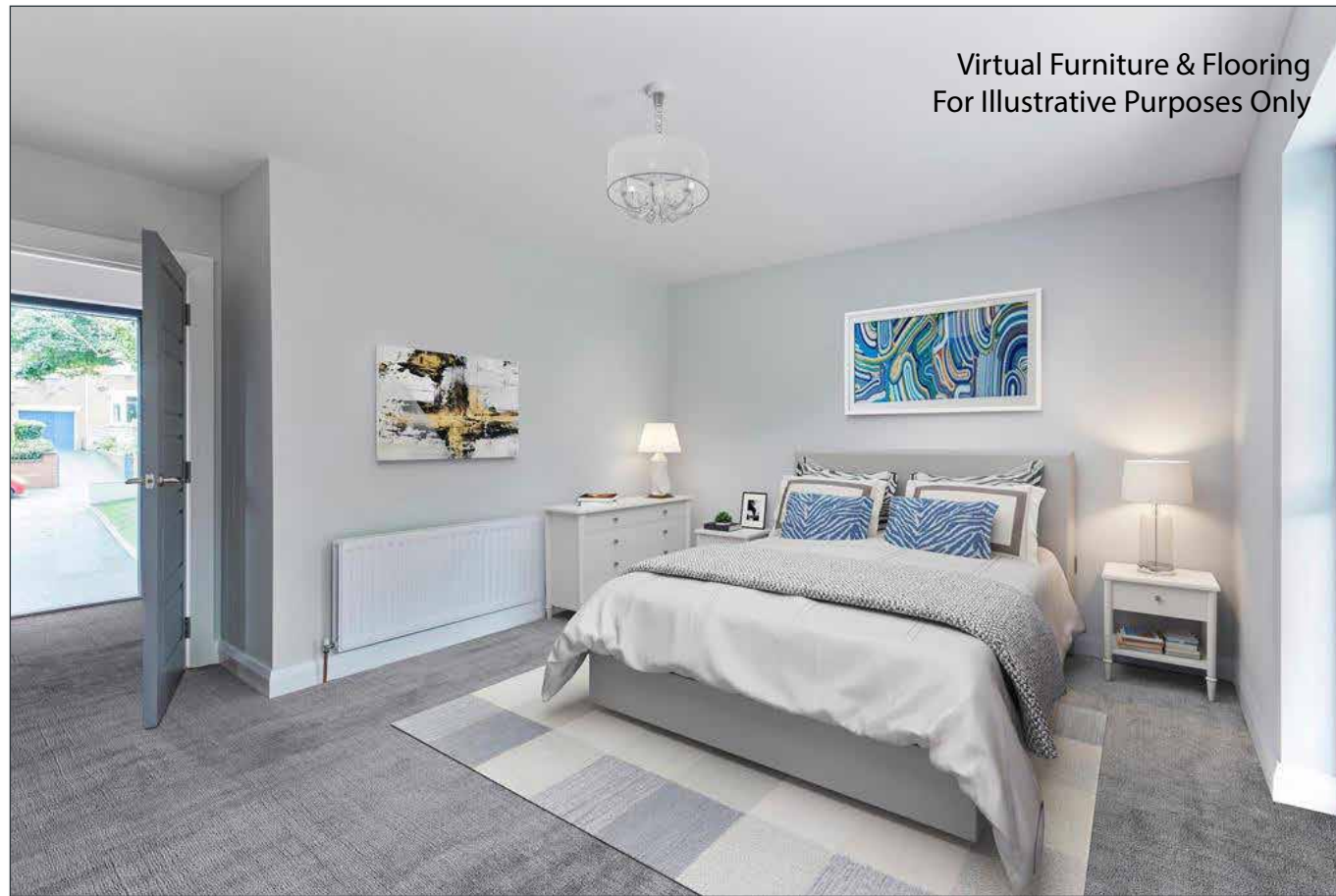
WALK-IN DRESSING ROOM:
8' 8" x 5' 1" (2.64m x 1.55m)

ENSUITE SHOWER ROOM:
Fully tiled shower cubicle with walk-in dressing room. Overhead rainwater shower head. Vanity unit with mixer taps. Low flush WC. Partially tiled walls. Ceramic tiled floor. Chrome heated towel radiator.

BEDROOM (2):
12' 8" x 10' 4" (3.86m x 3.15m)
Built-in wardrobes.

ENSUITE SHOWER ROOM:
Fully tiled shower cubicle with thermostatic shower. Vanity unit with mixer taps. Fully tiled walls. Ceramic tiled floor. Illuminated mirror.







BEDROOM (3):
14' 0" (into bay) x 12' 6" (4.27m x 3.81m)

Built-in wardrobes.

ENSUITE SHOWER ROOM:

Fully tiled shower cubicle with thermostatic shower. Low flush WC. Vanity unit with mixer taps. Fully tiled walls. Ceramic tiled floor. Chrome heated towel rail. Illuminated mirror.

BEDROOM (5):
12' 10" x 6' 5" (3.91m x 1.96m)



BATHROOM:

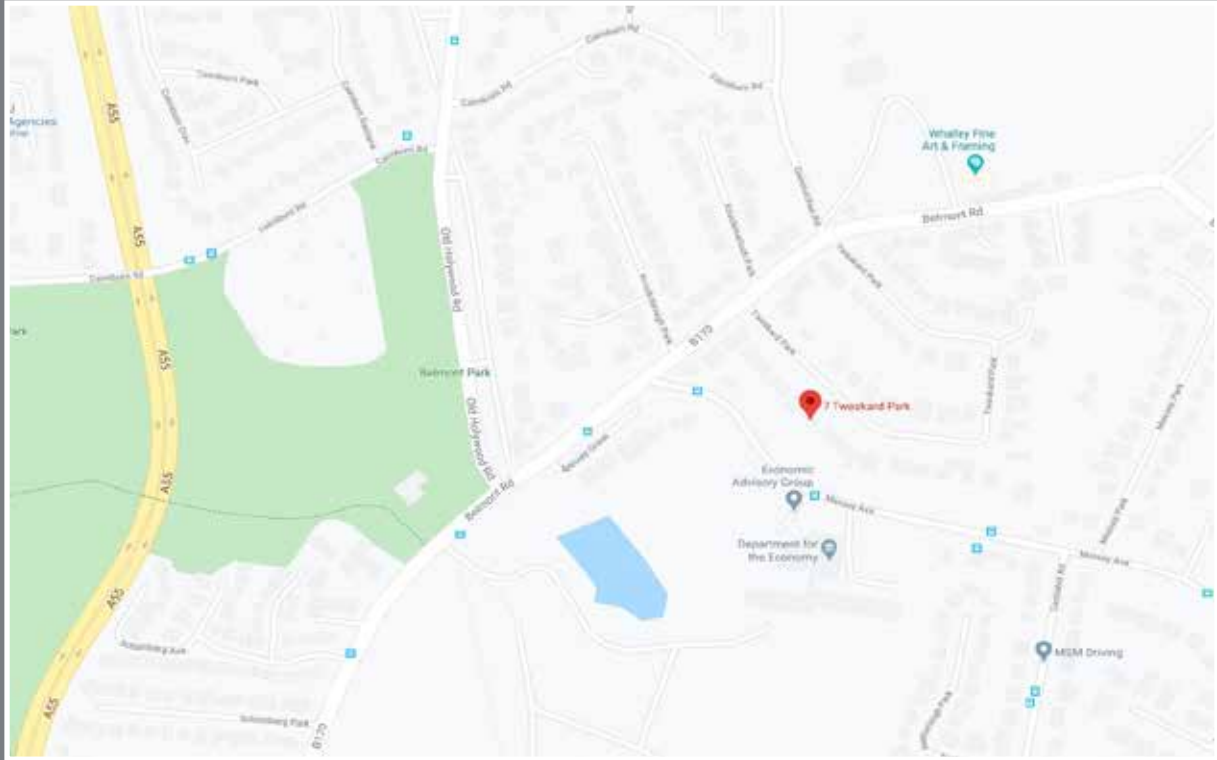
White suite comprising of panelled bath with mixer taps and telephone shower fitment over. Low flush WC. Wash hand basin. Fully tiled walls. Ceramic tiled floor. Chrome heated towel rail.

OUTSIDE

To the front is a large driveway with garden in lawns and turning space. To the rear is a large paved patio area enjoying afternoon and evening sunshine leading to large garden in lawns bordered by mature trees and shrubs.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

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REF: SHJD/H/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	62	64
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9760-0128-7560-4053-7202

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