

simon**BRIEN**
RESIDENTIAL

3 Woodbank Lane,
Holywood, BT18 0QA



Asking Price £450,000

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- Located off Croft Road on the doorstep of Hollywood's bustling town centre
- Situated in a quiet cul de sac location in a highly regarded residential area
- Well presented detached family home
- Hallway with feature gallery landing
- Sitting room
- Living room
- Open plan kitchen and dining
- Utility room
- Downstairs WC
- Four bedrooms
- Master with ensuite
- Family bathroom
- Gas fired central heating
- Pressurised water system
- Hardwood double glazed windows
- Integral garage
- Alarm system
- Brick pavior driveway to front
- Enclosed rear garden laid in lawns with patio space for mature hedge boundary
- A highly convenient location - ideal for families or those wishing to commute to Belfast



SUMMARY

A well-presented, detached family home occupying a prime cul-de-sac position located just off Croft Road, on the doorstep of Hollywood's bustling town centre.

The accommodation is laid over two levels and offers ample space for the modern family. On entering the property there is an immediate sense of space with the large hallway and feature gallery landing. Accommodation comprises living room with carved stone fire surround with gas fire inset, sitting room, kitchen with an excellent range of fitted high and low level units and integrated appliances open to a large dining space and double doors out to the patio and gardens, utility room with access to the integral garage, WC and cloaks storage under the stairs. On the first floor there are four bedrooms, the master benefits from an ensuite shower room; family bathroom and storage cupboard.

Externally, a paviour brick driveway offers parking to the front and leads to an integral garage. The rear garden is low maintenance, in lawn with paved patio and a mature hedge boundary allowing excellent privacy.

A location rivalled by none, it is within walking distance to Hollywood town centre with its array of boutique shops, cafes, and delightful walks including Ballymenoch Park and North Down coast. Several leading primary and secondary schools within the locality, Hollywood railway halt benefits from rail links to Belfast, Bangor and several stops along the way making it ideal for families and those wishing to commute.



THE PROPERTY COMPRISES:

GROUND FLOOR

Hardwood entrance door with frosted glass panel and side panel.

ENTRANCE HALL:

Open staircase to gallery landing, wood strip floor, under stairs storage with cloaks space.

CLOAKROOM:

White suite comprising: Low flush WC and wash hand basin, partly tiled walls.

LIVING ROOM:

21' 10" x 11' 8" (6.65m x 3.56m)

Carved stone fire surround and hearth with gas fire inset, wood laminate floor.

KITCHEN/LIVING/DINING:

26' 9" x 10' 8" (8.15m x 3.25m)

Excellent range of high and low level units, stainless steel single drainer sink unit with mixer taps, 5 ring Neff gas hob and extractor hood, integrated microwave, integrated oven, space for American style fridge freezer, under unit lighting, space for large dining table, living space with double doors opening to patio and gardens, tiled floor, recessed lighting, partly tiled walls.





UTILITY ROOM:
10' 8" x 7' 1" (3.25m x 2.16m)

Good range of units with stainless steel single drainer sink unit with mixer taps, plumbed for washing machine, tiled floor, partly tiled walls, PVC door to rear, door to garage.

SITTING ROOM:
12' 5" x 9' 9" (3.78m x 2.97m)

FIRST FLOOR

MASTER BEDROOM:
13' 1" x 12' 11" (3.99m x 3.94m)

Full length built in wardrobes with spotlights above, views to Belfast Hills.



BEDROOM (2):
11' 8" x 10' 9" (3.56m x 3.28m)

Built in storage cupboard with shelves and hanging space.



BEDROOM (3):
11' 8" x 10' 8" (3.56m x 3.25m)

Wood laminate floor.



ENSUITE SHOWER ROOM:

WC and inset wash hand basin with storage, corner shower with chrome thermostatic shower, fully tiled walls, tiled floor, chrome heated towel rail, recessed lighting.

BEDROOM (4):
10' 9" x 8' 0" (3.28m x 2.44m)

BATHROOM:

White suite comprising of low flush WC, pedestal wash hand basin, large corner bath with mixer taps and chrome thermostatic shower over, fully tiled walls, tiled floor, chrome heated towel rail, recessed lighting.



GALLERY LANDING:

Storage cupboard with hot water tank and shelving for towels and sheets. Access to roofspace.

OUTSIDE

GARAGE:

15' 4" x 10' 8" (4.67m x 3.25m)

Gas fired boiler, roller door, power and light, access to floored roofspace for extra storage.

Brick pavior driveway parking, lawn with shrub beds.

Garden to rear laid in lawns bordered by shrubbery and hedging, patio space for entertaining.





Ground Floor

All measurements are approximate and for display purposes only



First Floor

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

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: TB/B/20/AN



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	71	75
D 55-68		
E 39-54		
F 21-38		
G 1-20		

EPC REF: 9960-0022-6240-4865-2226

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