

simon**BRIEN**  
RESIDENTIAL

13 Norton Drive,  
Malone Road, Belfast, BT9 6ST



Asking Price £475,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Superb Detached Family Home In Sought After Quiet Cul-De-Sac Location On South Facing Site
- Cloakroom With WC
- Lounge And Separate Dining Room
- Kitchen And Breakfast Area With Doors Leading To Conservatory
- Separate Utility Area Leading To Integral Garage
- Four Bright Bedrooms, Master With Ensuite Shower Room
- Family Bathroom
- Oil Fired Central Heating, Full uPVC Double Glazing
- Driveway Parking, Integral Garage
- Mature Gardens To Front & Private And South Facing To Rear
- Some Internal Updating And Modernisation Required

## SUMMARY

Norton Drive is a desirable quiet cul-de-sac location just off the Malone Road which is located close to public transport and motorway networks and leading primary and grammar schools. No. 13 occupies an excellent site which is south facing to the rear and the internal accommodation is well suited to the growing family.

The accommodation briefly comprises, cloakroom, two reception rooms, kitchen/breakfast area, conservatory, utility area, integral garage, and four bedrooms with family bathroom. Outside there are mature grounds to front and generous parking leading to Garage. To the rear, there are private south facing gardens laid in lawns and mature shrubs.

All in all a well-appointed family home in need of some updating and modernisation but priced accordingly and located in a highly regarded and most convenient location.

Viewing is by private appointment and is highly recommended.



### ACCOMMODATION

#### GROUND FLOOR

Front door with glazed side panels leading to:

#### ENTRANCE PORCH:

Tiled floor. Inner door to:

#### ENTRANCE HALL:

Corniced ceiling. Storage cupboard downstairs.

#### CLOAKROOM:

Low flush WC. Pedestal wash hand basin.

#### LOUNGE:

**14' 7" x 14' 7" (4.44m x 4.44m)**

Corniced ceiling. Mahogany carved fireplace with gas fire, marble inset, and hearth.

#### DINING ROOM:

**14' 7" x 9' 9" (4.44m x 2.97m)**

Corniced ceiling.

**KITCHEN & BREAKFAST AREA:**  
**18' 8" x 9' 8" (5.69m x 2.95m)**

Full range of high and low level units. Single drainer 1.5 bowl stainless steel sink unit with mixer taps. Formica work surfaces. Partially tiled walls. Integrated dishwasher. 4 ring ceramic hob with extractor hood over. 'Baumatic' stainless steel electric oven. Ceramic tiled floor.

**CONSERVATORY:**

**13' 5" x 12' 7" (4.09m x 3.84m)**

Ceramic tiled floor. Double doors to garden. Door to:



**UTILITY ROOM:**

**8' 2" x 5' 0" (2.49m x 1.52m)**

High and low level units. Single drainer stainless steel sink unit. Plumbed for washing machine. Partially tiled walls. Ceramic tiled floor. Door to:

**INTEGRAL GARAGE:**

**21' 0" x 9' 7" (6.4m x 2.92m)**

Up and over door. Light and power. Oil fired boiler.



**FIRST FLOOR**

**LANDING:**

Access to roof space. Shelved hotpress. Corniced ceiling.

**BEDROOM (1):**

**12' 3" x 11' 3" (3.73m x 3.43m)**

Built-in wardrobe.

**ENSUITE SHOWER ROOM:**

Fully tiled shower cubicle with 'Aqualisa' shower. Pedestal wash hand basin. Low flush WC.



**BEDROOM (2):**

**10' 8" (ave.) x 9' 9" (3.25m x 2.97m)**

**BEDROOM (3):**

**9' 8" x 8' 9" (2.95m x 2.67m)**

Built-in shelving.

**BEDROOM (4):**

**9' 3" x 8' 7" (2.82m x 2.62m)**

Built-in wardrobe.

**BATHROOM:**

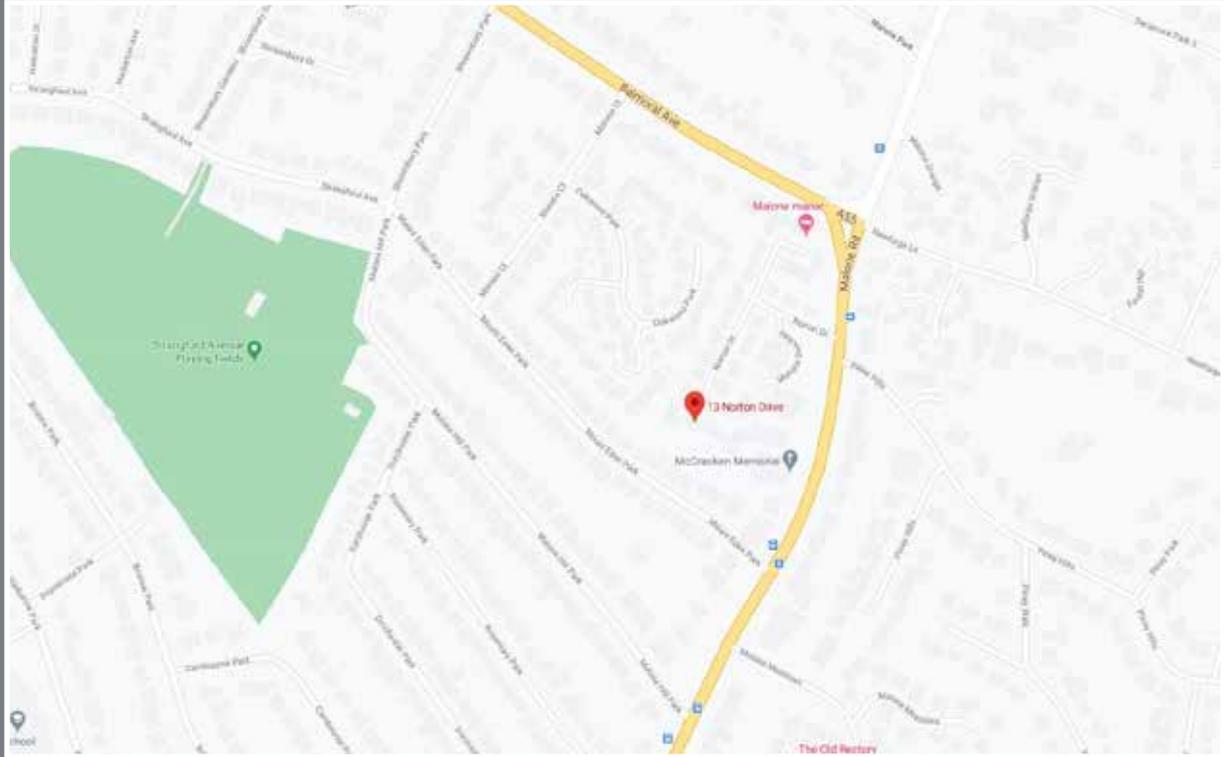
Coloured suite comprising panelled bath with telephone hand shower. Bidet. Pedestal wash hand basin. Low flush WC. Partially tiled walls.

**OUTSIDE**

Front garden in lawn with driveway parking leading to integral garage. Good sized south facing rear garden in lawns, trees, and shrubs. Boundary fencing. Patio area.



# 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](http://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: EB/K/20/SO



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

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