



## 4 ORCHARD LANE

Belfast BT4 2GW

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*Offers Over*

**£750,000**



## HOUSE - DETACHED

| 6  | N/G  | 3 

Add text here

- Attractive Detached Family Home Extending to Approximately 3000 Square Feet
- Excellent Prestigious Location Providing Convenience to Belmont Village, Ballyhackamore Village and Main Arterial Routes
- Within the Catchment Area to a Range of Belfast's Leading Primary and Post Primary Schools
- Walking Distance to Stormont Estate and CIYMS
- Six Bedrooms over Two Floors, Principal with Ensuite Shower Room, Separate Family Bathroom and Additional Shower Room to Second Floor
- Large Living Room and Separate Lounge, Both with New England Style Built In Shutters
- Bespoke Fully Fitted Kitchen with Excellent Storage, Centre Island Unit / Dining / Family Area
- Utility Room with Additional Storage
- Downstairs Cloakroom with WC
- Main Bathroom in Contemporary White Suite with Free Standing Bath





ROOM DETAILS

ENTRANCE PORCH:	KITCHEN / DINING / LIVING SPACE:	BEDROOM (3):	BEDROOM (6):
SPACIOUS RECEPTION HALL:	(33'4" x 12'3")	(11'9" x 10'11")	(26'10" x 12'8")
DINING / FAMILY ROOM:	UTILITY ROOM:	BEDROOM (4):	DOUBLE GARAGE:
(13'11" x 12'3")	FIRST FLOOR LANDING:	(11'9" x 10'6")	OUTSIDE:
GROUND FLOOR WC:	PRINCIPAL BEDROOM:	BATHROOM:	
LOUNGE:	(14'8" x 12'10")	SECOND FLOOR LANDING:	
(18'6" x 14'0")	EN SUITE SHOWER ROOM:	SHOWER ROOM:	
	BEDROOM (2):	BEDROOM (5):	
	(16'8" x 12'8")	(19'3" x 10'6")	
		DRESSING ROOM:	
		(10'6" x 7'7")	



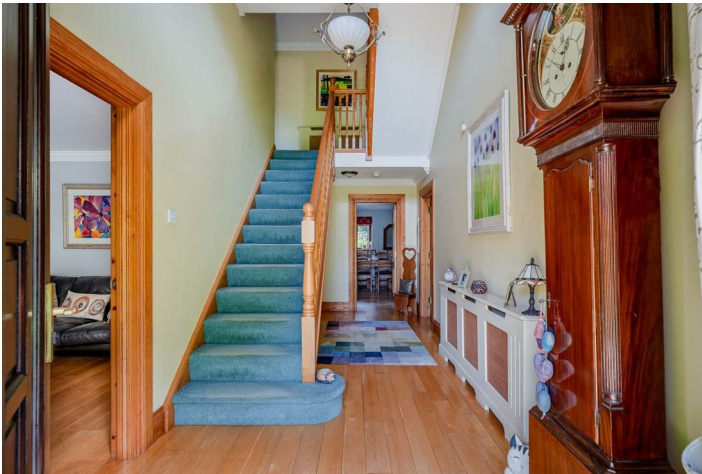


DIRECTIONS

Travelling past CIYMS on the Circular Road towards Belmont, Orchard Lane is on the right hand side.



THE LOCAL AREA



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Scan QR code for more details and to arrange a viewing.

OUR BRANCHES

B' FAST (028) 9065 3333   H'WOOD (028) 9042 8888   BANGOR (028) 9131 3833   D'DEE (028) 9188 8881   COMBER (028) 9187 1212

property@johnminnis.co.uk   JOHNMINNIS.CO.UK  



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