



36 ROSE PARK GARDENS

Belfast, BT5 7WN

Offers over **£600,000**



DETACHED | 5  | 4  | 2 

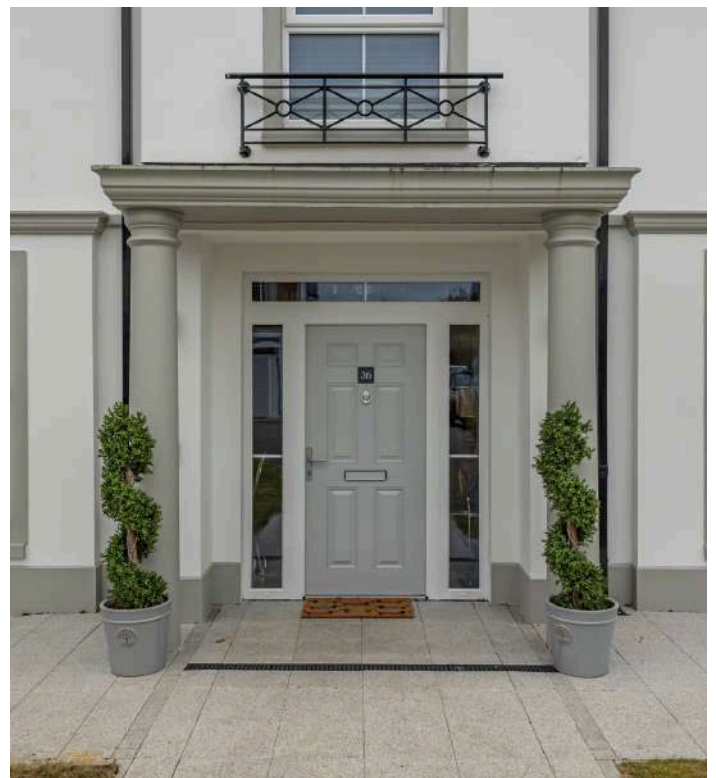
Occupying arguably the best site on Rosepark Gardens. Designed to an exceptional standard throughout, this home blends modern style and family functionality.

The welcoming entrance hall opens to a large living room with dual aspect windows, featuring a bay window and French doors leading to a superb south-facing garden. Across the hall, the contemporary kitchen is fitted with quartz counter tops, integrated appliances, and central island, complemented by a family dining area and convenient utility room. Additional to this is access to a generous integral garage with electric up and over door.

The first floor hosts the elegant master suite with a dressing room and ensuite shower room, two further double bedrooms, one with ensuite and a contemporary main bathroom featuring a free standing bath and separate shower. The second floor provides two more generously sized double bedrooms and an additional luxury bathroom.

Outside, the front offers a landscaped garden and ample off-street parking, while the superb enclosed rear garden is perfect for entertaining, with a spacious patio and lush lawn.

This home is a must for any growing or established family.



KEY FEATURES

- Recently Constructed Detached property Occupying a Prime Site in a Cul-de-Sac Position in Rosepark Gardens.
- Excellent Prestigious Location Providing Convenience to Belmont Village, Ballyhackamore Village and Main Arterial Routes including the Glider for the City Commuter
- Within the Catchment Area to a Range of Belfast's Leading Primary and Secondary Schools
- Walking Distance to Stormont Estate and Knock Golf Club
- Five Bedrooms, Principal with Ensuite and Dressing Room and Additional Ensuite to Bedroom Two
- Large Living Room with Feature Bay Window and French Doors to Stunning Rear Garden
- Luxury Fitted Kitchen with Excellent Storage, Centre Peninsula Unit / Dining / Family Area
- Matching Utility Room with Access to Integral Garage
- Downstairs Cloakroom with WC
- Main Bathroom in Contemporary White Suite with Free Standing Bath and Separate Cubicle
- Second Floor with Additional Modern Bathroom with Free Standing Bath and Separate Shower Cubicle
- Gas Fired Central Heating
- Superb South Facing Landscaped Rear Garden with Excellent Entertainment Sized Patio Areas and Gardens in Lawn
- Tarmac Driveway to Front for Ample Off Street Parking
- Broadband Speed - Ultrafast
- Early Viewing Highly Recommended



ROOM DETAILS

Ground Floor

- Entrance Porch
- Spacious Reception Hall
- Lounge
23'11" x 14'9"
- Ground Floor WC
- Kitchen/Dining/Living
Space
23'11" x 14'5"
- Utility Room
- Garage

First Floor

- Landing
- Primary Bedroom
11'11" x 11'8"
- Walk-in Dressing Room
- Ensuite Shower Room
- Bedroom Two
14'5" x 10'5"
- Ensuite Shower Room
- Bedroom Three/Study
10'6" x 9'7"
- Bathroom

Second Floor

- Landing
- Bedroom Four
20' x 13'10"
- Bedroom Five
20' x 11'11"
- Bathroom

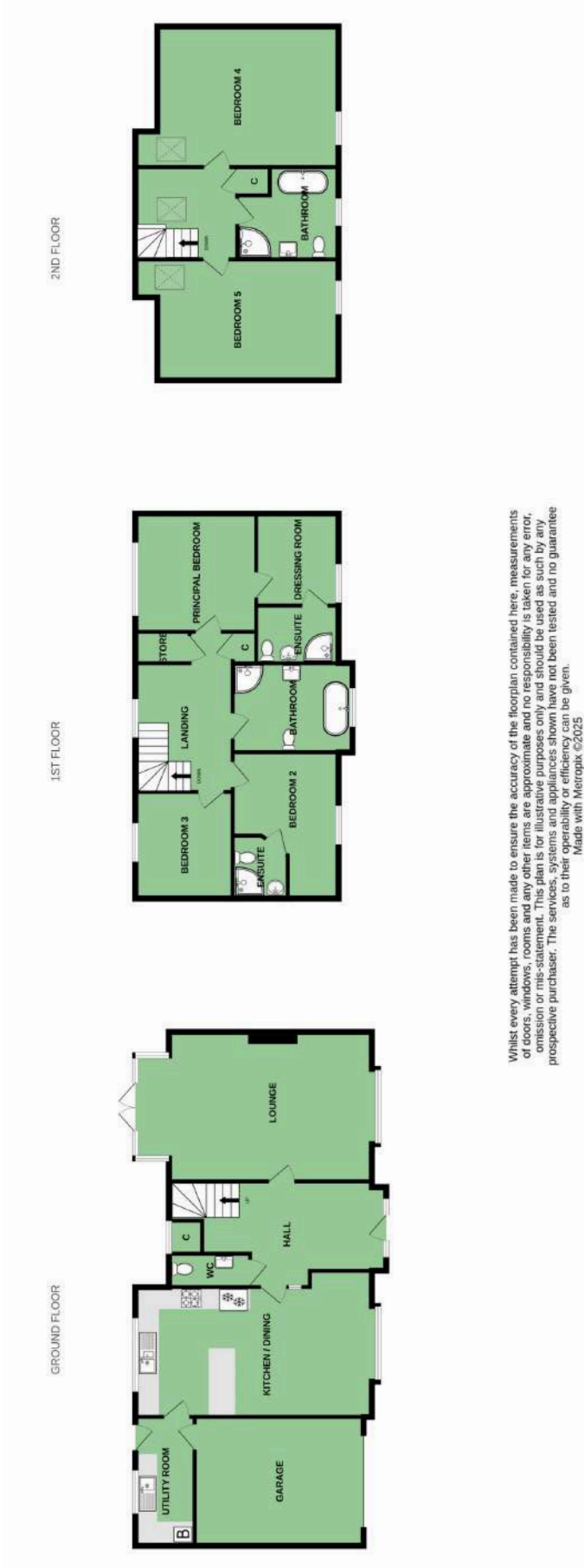
Outside

- Tarmac Driveway
- Additional Tarmac Parking
- Front Gardens in Lawn
- Paved Patio and Pathways
- South Facing, Mature, and Enclosed Garden to Rear and Side
- Extensive Paved Patio Areas





FLOOR PLANS





DIRECTIONS

Travelling along the Upper Newtownards Road, in the direction of Dundonald. Take a right into Rosepark Gardens, just after Civil Service and before the Maxol Petrol Station. Follow the road to the bottom and turn right, No 36 is at the bottom of the cul-de-sac, on the left hand side.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
92+	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		
	CURRENT	POTENTIAL
	85	85

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



OUR BRANCHES

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