

**RODGERS
&
BROWNE**

'Seasons' 3 Bennet Wood,
Kathleen Avenue, Helen's Bay, BT19 1JX



offers around £750,000



The Owners Perspective...

"This house is a fantastic family home, in the most welcoming of communities we have ever lived. The neighbours, the beach and the golf club are some of the great things about living in Helen's Bay. Our home is made for entertaining inside and out. It is so practical, with tonnes of storage, an enormous basement and garage, perfect for family life.

It is set in the most stunning location, the private lane provides seclusion yet only a stones throw away from the beach. We cannot take credit for the amazing mature garden that surrounds the property. The previous owner dedicated many years to its creation and and we are reaping the rewards of their hard work. The garden changes with the seasons and truly

is a masterpiece. When not admiring the garden there are sea views from almost every window.

This home and garden are unique, and provide many options for the next family to grow and enjoy".



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Drawing room with marble fireplace leading to deck with hot tub



Beautiful setting with views of Irish Sea beyond



Cloakroom



And relax!



The facts you need to know...

5 bedrooms (or 4 plus study) all with built in wardrobes

3 Reception rooms plus potential cinema room / gym or playroom

Beautifully decorated and presented throughout

Landscaped, mature, private gardens with shortcut access across car park to Helen's Bay beach and coastal path

Two cloakrooms, bathroom and en suite shower room

Double integral garage and storage with electric remote control insulated door

Full planning permission in garden for additional dwelling if required - or retain permission as future investment

uPVC double glazing

Pressurised oil fired central heating

Secluded, sheltered patios to front and rear for all day sun and AI Fresco dining

Timber deck to rear with hot tub enjoying views over garden to Irish Sea beyond

Painted shaker style kitchen with polished granite work tops

Bright, open plan living / dining / kitchen space

Additional garden room / party room/ den or rainy barbecue retreat

Quiet relatively traffic-free cul-de-sac

uPVC eaves, soffits windows and brick exterior for minimum maintenance

Excellent location with great privacy and lovely views over rear garden to Irish sea beyond.

Very popular and exclusive address within easy commuting distance of Belfast city centre and airport.



Fitted and equipped kitchen with polished granite worktops



Open plan living space



Space for dining overlooking garden with sea views beyond

The property comprises...

ENTRANCE LEVEL

Feature, flagged and sheltered terrace for casual dining or relaxing leading to covered open veranda, quarry tiled steps to:

ENTRANCE PORCH: Composite multi-locking front door to:

RECEPTION HALL: Bleached oak effect laminate flooring, coved ceiling, vertical radiator

CLOAKROOM: Low flush wc, vanity unit with wash hand basin, ceramic tiled floor, half tiled walls to decorative border tile.

DRAWING ROOM: 27' 9" x 13' 9" (8.46m x 4.19m) Into bay window. Feature marble fireplace and hearth, gas fire. Bleached oak effect laminate flooring, sliding double glazed door to timber deck and hot tub. Lovely views over garden to Irish Sea beyond. Opaque glass door to hall.

DINING ROOM: 19' 6" x 13' 0" (5.94m x 3.96m) Feature marble fireplace with granite inset, painted timber surround. Bleached oak effect laminate flooring, picture windows overlooking rear garden with views of the Irish Sea beyond. Recessed lighting, Open plan to kitchen and living area.

LIVING ROOM / KITCHEN 24' 6" x 12' 6" (7.47m x 3.81m) Ceramic tiled floor throughout with living area being open to kitchen. Extensive range of painted shaker style high and low level units, polished granite work tops and breakfast bar, inset 11/2 bowl stainless steel sinks, 'Insinkerator' boiling water tap, stainless steel Britannia range cooker in tiled recess with cooker extractor, integrated fridge, freezer, microwave and dishwasher. View over rear garden to Irish Sea beyond.

FIRST FLOOR

Staircase with painted spindles and handrail to first floor

BEDROOM (1): 24' 7" x 13' 8" (7.49m x 4.17m) Extensive range of built in wardrobes, dressing table, drawers and bedside tables. Lovely view over rear garden to Irish Sea beyond.



ENSUITE SHOWER ROOM: Large shower cubicle with drench and telephone hand showers, glass effect shower panels, low flush wc, vanity unit with wash hand basin, chrome heated towel radiator, pale grey oak effect laminate flooring, extractor.

BEDROOM (2): 13' 0" x 12' 6" (3.96m x 3.81m) Plus double built in wardrobe with sliding mirror doors. View over rear garden to Irish Sea beyond.



BEDROOM (3): 12' 10" x 11' 6" (3.91m x 3.51m) including double built in wardrobe with sliding mirror doors. View over rear garden to Irish Sea beyond.



BEDROOM (4): 12' 6" x 8' 0" (3.81m x 2.44m) plus double built in wardrobes sliding mirror doors



BEDROOM (5): OR STUDY 11' 0" x 7' 6" (3.35m x 2.29m) Plus double built in wardrobe with sliding mirror doors

FAMILY BATHROOM: 12' 9" x 7' 9" (3.89m x 2.36m) White suite comprising panelled bath, mixer taps, low flush wc, twin floating wash hand basins, part tiled walls, recessed lighting, extractor, corner shower cubicle with shower panels and telephone hand shower, pale grey oak effect laminate flooring, heated towel rail



LANDING: Shelved hot press with hot water cylinder. Separate access to roofspace storage- insulated and light.

LOWER LEVEL

Staircase with painted spindles and handrail down to Lower Level

UTILITY ROOM: 11' 3" x 7' 3" (3.43m x 2.21m) Plumbed for washing machine. uPVC double glazed half stable door to patio and rear garden.

CLOAKROOM: Low flush wc and pedestal wash hand basin.

BOILER CUPBOARD: Oil fired central heating boiler

CINEMA ROOM / GYM / PLAYROOM 24' 9" x 12' 6" (7.54m x 3.81m)

BOOT ROOM / FREEZER ROOM 12' 0" x 6' 0" (3.66m x 1.83m) Ceramic tiled floor.

INTEGRAL DOUBLE GARAGE: 23' 6" x 20' 6" (7.16m x 6.25m) (max) Remote control electric insulated up and over door, light, power extra storage space

Tarmac driveway and parking space.

OUTSIDE

GARDEN ROOM / DEN / PARTY ROOM 16' 3" x 16' 0" (4.95m x 4.88m)

Light power, uPVC double glazed double doors to patio and garden.

Beautifully landscaped, mature gardens in lawns, flowerbeds, mature trees and borders. Rear gate access to Helen's Bay car park as shortcut to beach and coastal path. External hot and cold water supply.

Timber deck with Hot Tub enjoying views over garden to Irish Sea beyond

Garden lighting and auto flood lighting.



Landscaped, private gardens



Patio for casual dining and relaxing



Private cul de sac

NOTE: Side garden has full planning for an additional dwelling c2,500 sq.ft. (if required). Ref: LA06/2021/0732/F approved

21st September 2022. If not currently required, this could be a valuable future investment.

Additional information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site roddgersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E	51 E	
21-38	F		
1-20	G		



From 23rd September 2022 property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override still applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000.

Please contact your own legal adviser with any queries.

TENURE

Leasehold 10,000 yrs 15 May 1985 at a peppercorn rent

RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2023 /2024 is c.£3920.40

VIEWING

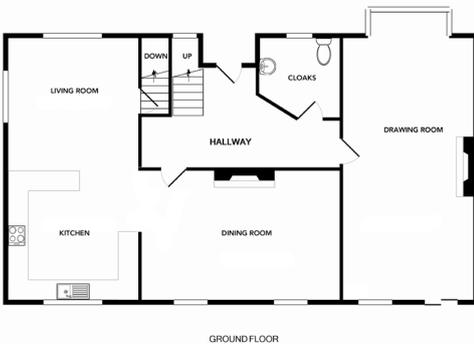
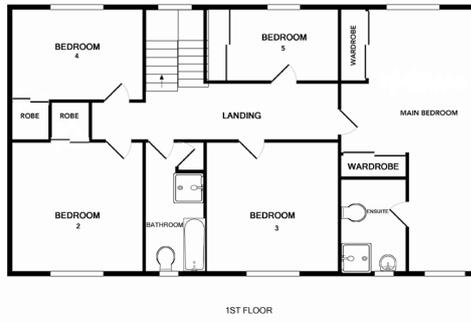
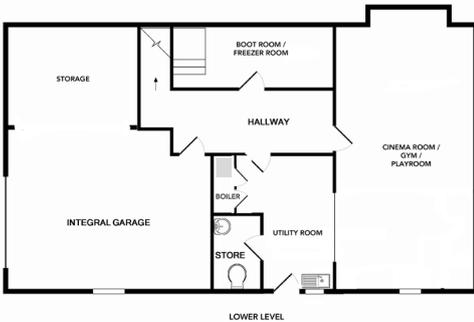
By appointment with **RODDERS & BROWNE**.

Location

From Fort Road turn into Kathleen Avenue then take second turning on left hand side which is Bennet Wood. Number three is on left hand side near the bottom.



Floor plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or reliability can be given. Made with Metropix 02010



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