

**RODGERS
&
BROWNE**

27 Rosepark Gardens, Lesley Park Royal
East Belfast, BT5 7WN



offers Over £465,000



The Agent's Perspective...

A stunning detached family home set within the much sought after development of Lesley Park Royal, Designed by Coogan Architect and interior design by Lesley H Interiors.

It is very rare to find such an attention to detail in a new home but No 27 offers this throughout. The accommodation is situated over three floors and offers a wealth of space to suit even the more discerning purchasers needs.

The location is second to none with ease of access to transport links into Belfast City Centre to that of Belmont and Ballyhackamore Village, Stormont Estate, Ulster Hospital and The George Best City Airport to mention but a few.

Truly exceptional.

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EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Drawing room



The facts you need to know...

Stunning detached family home which has been designed and maintained to an exceptional standard throughout

Originally the show house to the very much sought after Lesley Park Royal built by Lesley Residential

A wealth of accommodation over three floors

Drawing room with contemporary wall mounted gas fireplace

Beautiful shaker kitchen finished to a high standard incorporating integral oven, hob, extractor fan, dishwasher and fridge freezer, Quartz worktop and breakfast bar area all opening to casual living

Four spacious bedrooms with main bedroom, guest bed and bedroom three all each having luxury ensuite facilities

Luxury bathroom with deep fill bath and separate shower cubicle

9ft high ceiling to the ground floor

Interior design by Lesley H Interiors

Energy efficient throughout

PVC double glazed windows, fascia and soffits

Walnut veneered contemporary doors with chrome ironmongery

Cabling for an alarm system

Three zone app controlled gas central heating

Bitmac driveway with parking for three plus cars

Enclosed garden laid in lawns with a flagged patio area to take full advantage of the position

Only minutes from arterial routes linking Belfast City Centre including the main Glider link

An array of excellent schools are on the doorstep plus Stormont Building and the Ulster Hospital

Landscaped communal gardens with the benefit of a children's play area solely for the Development

Remainder of NHBC warranty still in place



Luxury kitchen opening to casual living and dining



Utility room

The property comprises...

GROUND FLOOR

Composite panelled door with glazed side and top lighting.

BRIGHT AND SPACIOUS ENTRANCE HALL

Low voltage lighting, staircase to first floor with painted Newel post, spindles, and handrails, under stair storage.

CLOAKROOM

Low flush wc, trough wall mounted sink unit with mixer tap, low voltage lighting, ceramic tiled floor, extractor fan. Additional storage cabinet with open hanging space.

DRAWING ROOM

22' 1" x 10' 10" (6.73m x 3.3m)

Contemporary wall mounted gas fire, low voltage lighting.

LUXURY KITCHEN OPENING TO CASUAL LIVING AND DINING

18' 4" x 15' 3" (5.59m x 4.65m)

Excellent range of painted shaker style cabinets, display cabinets, Quartz worktops with inset one and a half sink unit with mixer tap, four ring stainless steel gas Bosch hob with glass splashback, extractor canopy above, Bosch under oven, integrated fridge, freezer, dishwasher, two wine racks, wood effect tiled floor, glazing overlooking the garden, French doors leading to patio, low voltage lighting.

UTILITY ROOM

10' 8" x 5' 5" (3.25m x 1.65m)

Matching shaker high and low level cabinets, Quartz effect worktops, single drainer stainless steel sink unit with mixer tap, concealed gas boiler, wood effect ceramic tiled floor.

First Floor

LANDING

Low voltage lighting, staircase leading to the second floor, large hotpress with pressurised cylinder.

GUEST BEDROOM

18' 7" x 13' 2" (5.66m x 4.01m)

Low voltage lighting.

LUXURY ENSUITE SHOWER ROOM

9' 7" x 4' 8" (2.92m x 1.42m)

Double fully tiled shower cubical with thermostatically controlled over drencher and telephone shower, contemporary wall mounted sink unit with cabinet below and mixer tap, low flush wc, chrome heated towel radiator, ceramic tiled floor, part tiled walls, extractor fan, low voltage lighting.



Main bedroom

First Floor continues

BEDROOM (3)

15' 7" x 9' 9" (4.75m x 2.97m)
Including Ensuite

LUXURY ENSUITE SHOWER ROOM

Fully tiled shower cubicle with thermostatically controlled shower unit, pedestal wash hand basin with mixer tap, low flush wc, chrome heated towel radiator, ceramic tiled floor, part tiled walls, extractor fan.

BEDROOM (4)

12' 6" x 8' 6" (3.81m x 2.59m)

LUXURY BATHROOM

9' 8" x 6' 5" (2.95m x 1.96m)
White suite comprising panelled bath with mixer tap and telephone shower, fully tiled shower cubicle with thermostatically controlled shower unit, over drencher and telephone shower, low flush wc, contemporary wall mounted sink unit with mixer tap and cabinet below, ceramic tiled floor, part tiled walls, chrome heated towel radiator, low voltage lighting, extractor fan.
Second Floor

MAIN BEDROOM SUITE

23' 11" x 14' 4" (7.29m x 4.37m)
Plus large walk-in wardrobe with eaves storage.

EXPERIENCE | EXPERTISE | RESULTS

OPEN DRESSING AREA

10' 3" x 9' 0" (3.12m x 2.74m) At widest points.

LUXURY ENSUITE

7' 10" x 3' 4" (2.39m x 1.02m)
Fully tiled shower cubicle with electric shower, half pedestal wash hand basin with mixer tap, low flush wc, chrome heated towel radiator, ceramic tiled floor, part tiled walls, double glazed Velux window.

Outside

Fully enclosed rear garden laid in lawns, flagged patio area.

Tarmac driveway with parking for three plus cars.



Ensuite shower room



Bedroom two



Luxury bathroom



Bedroom three

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 rogersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)

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



From 23rd September 2022 property purchased up to £250,000 will be exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override will still apply. Homes sold in excess of £250,000 will 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

FREEHOLD

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 TBC.

VIEWING

By appointment with **RODGERS & BROWNE**.

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Location

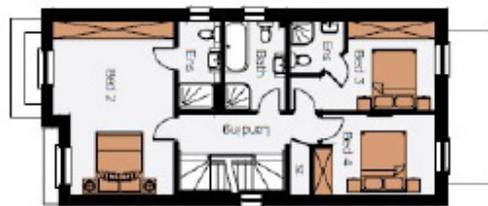
Travelling along the Upper Newtownards Road passing Stormont Estate entrance on your left and the Stormont Hotel, continue for 3/4 mile and the entrance to Lesley Park Royal will be on your right. Once in the development continue past the communal gardens to the end of the road then right, No 27 will be on your right.



Floor plan



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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&
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Disclaimer

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