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8 Bladon Drive

Malone Road
BT9 5JL

Offers In Region Of £525,000

8 BLADON DRIVE, MALONE ROAD, BT9 5JL

- Extended Detached Family Home
- Generous Lounge
- Dining Room and Separate Living Room
- Fitted Kitchen with Dining Area / Utility Room
- 4 Double Bedrooms including 2 with Ensuite Shower Rooms
- Bathroom with White Suite / Ground Floor Cloakroom with WC
- Oil Fired Central Heating/Double Glazed Windows/Well Presented Throughout
- Detached Garage/Additional Driveway Parking
- Delightful Enclosed & Private Rear Garden in Lawns
- Convenient to a Wide Range of Amenities on Lisburn Road / Within Walking Distance of Leading Schools

Property Description

This attractive, substantially extended detached family home is situated on a prime location in a much sought avenue just off Malone Road.

The property provides good sized accommodation which is bright and spacious throughout offering three separate reception rooms and a modern kitchen with dining area on the ground floor. On the first floor there are four bedrooms, including two with ensuite shower rooms and a family bathroom. The internal accommodation is perfectly complemented by the delightful, enclosed and private garden to the rear which back on to open playing fields.

The area itself is well known as being amongst the most sought after in Belfast with many leading schools, public transport routes and the excellent amenities of the Lisburn Road only a few minutes walk away. Viewing is highly recommended.







Property Comprise s

uPVC double glazed front door to..

ENTRANCE PORCH

Solid oak flooring, glazed door to..

RECEPTION HALL

Solid wood flooring, under stairs storage

CLOAKROOM

Low flush wc, pedestal wash hand basin, solid wood flooring

LIVING ROOM 11' 2" x 11' 0" (3.4m x 3.35m)

Solid wood flooring

LOUNGE 14' 3" x 10' 2" (4.34m x 3.1m)

Solid wood flooring, cornice ceiling, glazed double doors to..

DINING ROOM 14' 1" x 11' 0" (4.29m x 3.35m)

Solid wood flooring, cornice ceiling





KITCHEN WITH DINING AREA 19' 6" x 16' 8" (5.94m x 5.08m) (at widest points)

Extensive range of high and low level units, work surfaces, Franke double drainer 1.5 bowl stainless steel sink unit with mixer tap, Neff 4 ring hob with extractor fan over, eye level Neff electric double oven and integrated Neff microwave oven, 2 integrated fridges, integrated dishwasher, low voltage spots

UTILITY ROOM 9' 7" x 7' 8" (2.92m x 2.34m)

Range of high and low level units, work surfaces, 1.5 bowl single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, space for tumble dryer, oil fired boiler, external access





1ST FLOOR

LANDING

Airing cupboard, built in storage, access to roofspace

BEDROOM 16' 9" x 10' 8" (5.11m x 3.25m) (at widest points into robes)

Wall to wall range of built in robes and storage, wood flooring

ENSUITE

White suite comprising fully tiled shower cubicle, vanity unit with splash tiling, low flush wc, extractor fan, wood flooring





BEDROOM 15' 10" x 14' 2" (4.83m x 4.32m) (at widest points to include ensuite)

Wood flooring, built in storage

ENSUITE

White suite comprising fully tiled shower cubicle, vanity unit with splash tiling, low flush wc, extractor fan, wood flooring







BEDROOM 14' 2" x 11' 0" (4.32m x 3.35m)

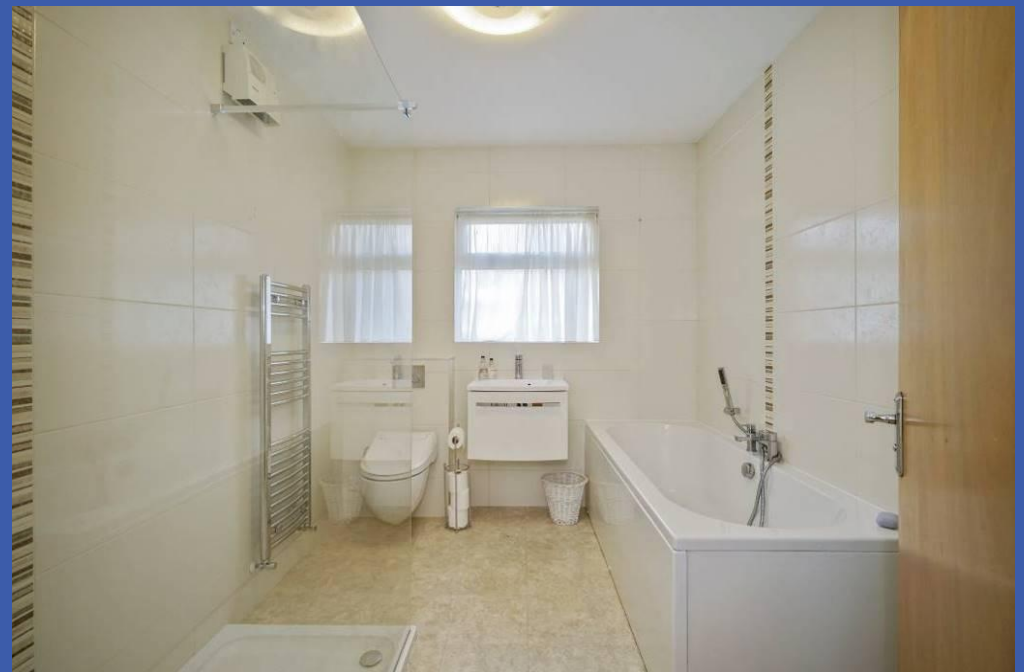
Extensive range of built in furniture to include robes, chest of drawers, storage, bed side tables, vanity unit

BEDROOM 11' 2" x 11' 0" (3.4m x 3.35m)

Wood flooring

BATHROOM

White suite comprising panelled bath with mixer tap and shower attachment, vanity unit, wc, walk in shower cubicle with Aqualisa shower, fully tiled walls, extractor fan, chrome heated towel rail





OUTSIDE

Front garden in lawns with flowerbeds, mature planting and boundary hedge. Tarmac driveway with parking and leading to..

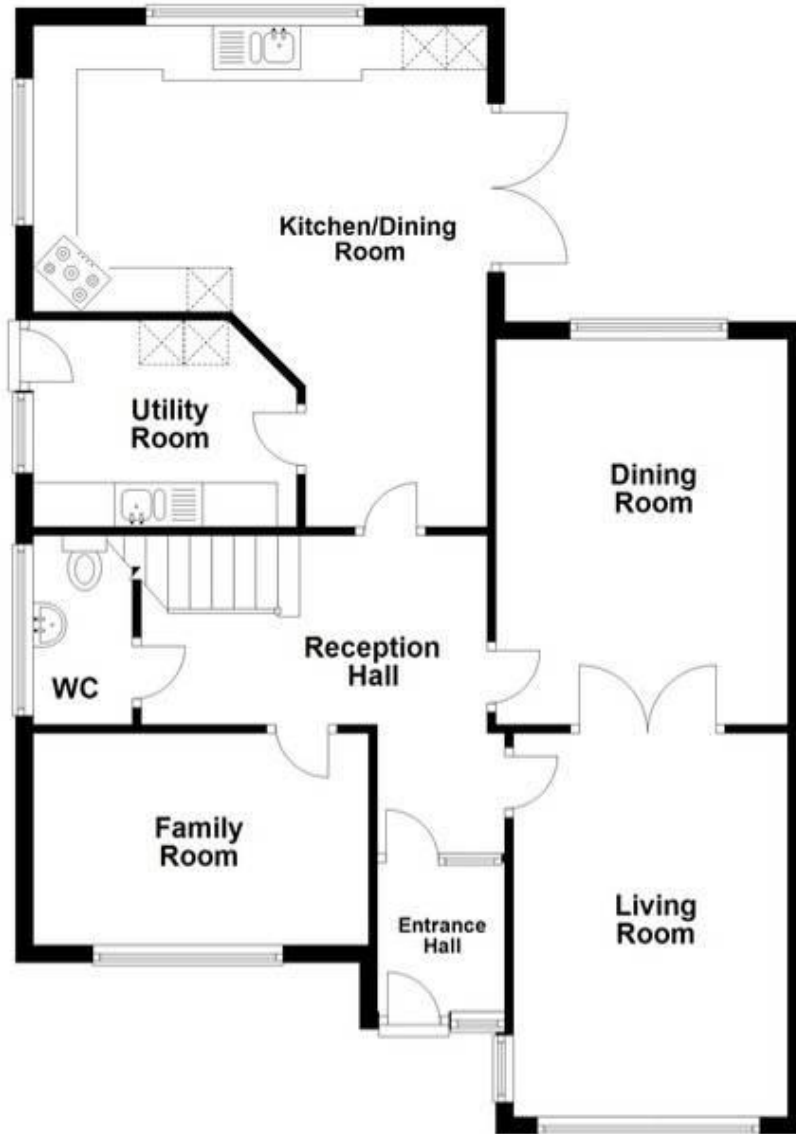
GARAGE 17' 8" x 10' 1" (5.38m x 3.07m)

Up & over door, light, work surfaces and storage units

Delightful enclosed and private rear garden in generous, level lawns with flowerbeds and mature boundary planting and hedges backing on to open playing fields. Sheltered paved patio area and paved path surrounding the lawns.

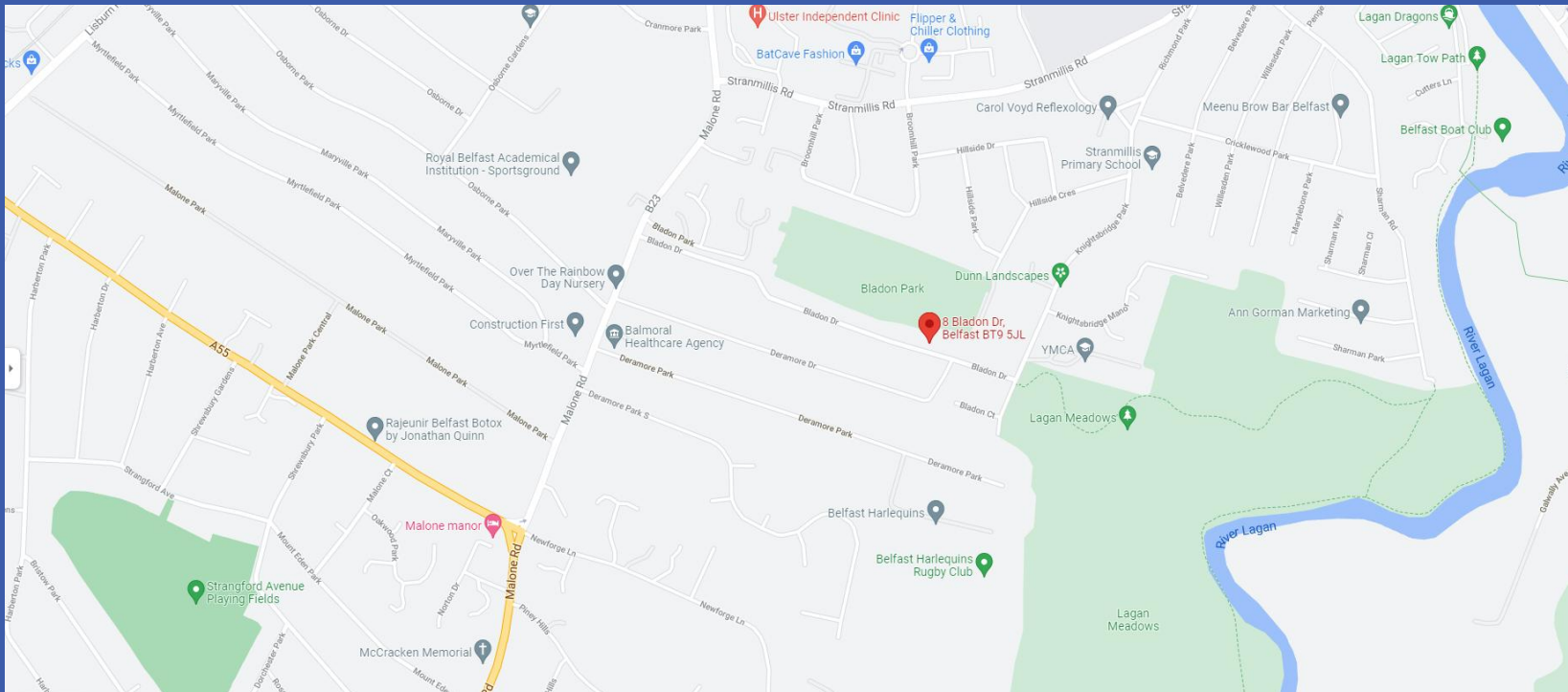


Ground Floor



First Floor





Directions:

Coming out of Belfast on Malone Road, Bladon Drive is on the left hand side opposite Osborne Park and just after the Stranmillis Road junction

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	44 E	53 E
21-38	F		
1-20	G		



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