

TEMPLETON
ROBINSON



3 Lesley Grange,
45 Hawthornden Road,
Belmont,
BELFAST, BT4 3JW

Price
£595,000

Viewing by
appointment with
& through agent
028 9065 0000





Lesley Grange is set to be one of the finest developments ever constructed in this prestigious residential locality in the east of the city.

Now ready for occupation and comprising just six substantial family homes plus a delightful Gatelodge, Lesley Grange is a superb combination of period-influenced style and modern conveniences.

Attention to Detail

Designed by award-winning Coogan Architects, attention to detail is to the fore.

These stunning, energy efficient homes are finished to an exacting specification.

Ideal Location

Enjoying a mature setting off renowned Hawthornden Road, the superb location is ideal for availing of some of the province's leading schools for all ages.

Lesley Grange is also within walking distance of both Belmont and Ballyhackamore Villages with their vibrant mix of independent and national shops, amenities and eateries.

- **SPECIFICATION:**
 - **Kitchen:**
- Integrated kitchen appliances to include gas hob, electric oven, extractor unit, fridge/freezer, dishwasher with washing machine and tumble dryer in utility room
 - 1.5 bowl stainless steel sink and drainer
- Low voltage LED lighting in kitchen/living areas
- Bathrooms, Ensuites and Cloakrooms/WC:
 - Designer white sanitary ware with vanity unit to main bathroom
 - Slim line shower trays
 - Chrome taps and mixers
 - Chrome towel rails to bathrooms and ensuites
 - Thermostatic shower to shower cubicles
 - Soft close seats
- Electrical Features:
 - Intruder alarm
- BT brought into the property to allow for BT infinity connection
 - TV point in all bedrooms
- Low voltage LED down lighters in kitchen/dining, hall, first floor landing and bathroom/ensuites
 - 5 amp sockets to lounge
 - Comprehensive range of electrical sockets
 - Integrated USB charging points per room
 - Cabling for digital/SKY TV
 - Smoke, heat and carbon monoxide detectors
- Heating:
 - Gas fired central heating with energy efficient boiler and pressurised hot water cylinder. Site 1 to have Combi Boiler in lieu of H/W cylinder
 - Underfloor heating to ground floor kitchen/living areas, wc's and entrance halls
 - Thermostatically controlled radiators
 - Wall hung feature gas fire to lounges in Site 1, 3 and 6. Open fires to Sites 2, 4, 5 and 7
 - Carpet:
 - Luxury soft touch carpets to all bedrooms, stairs, landing and lounge
 - Internal features:
 - Internal walls and ceilings painted along with the internal woodwork
 - 9ft high ceilings to ground floor in Sites 2-7
 - H/W veneered internal doors with quality ironmongery
 - Choice of floor and wall tiling from nominated supplier
 - Floor tiling to kitchen/dining area, entrance hall, bathroom, ensuites, WC and utility room
 - Full height splashback tiling to wash hand basins
 - Full height wall tiling to shower enclosures and around baths. Half height to remaining walls.
 - External Features:
 - Traditional cavity wall construction
 - High standard of floor, wall and loft insulation to ensure minimal heat loss
- Maintenance free PVC energy efficient double glazed windows and doors with lockable system
 - Feature front door lighting to both sides
 - Back door light
 - Textured flags to patio areas
 - Mains operated door bell
 - Lawns laid in turf to the front and rear garden seeded
 - Rear outside electrical socket
 - Outside tap
 - Modular granite effect paving to path to front door
 - Timber fencing to boundary between gardens
 - Tarmac driveways
 - Feature entrance gates to Sites 2, 3, 4, 5, 6 and 7
- Gas fired central heating with energy efficient boiler and pressurised hot water cylinder.
 - Warranty
 - NHBC 10 year Buildmark warranty



The Property Comprises:

Ground Floor

LOUNGE: 21' 4" x 11' 11" (6.5m x 3.63m) (into bay).

KITCHEN/LIVING/DINING: 31' 9" x 20' 2" (9.68m x 6.15m) (into bay).

GARAGE: 16' 2" x 10' 6" (4.93m x 3.2m)

First Floor

BEDROOM (1): 20' 9" x 11' 8" (6.32m x 3.56m) (Max).

BEDROOM (2): 12' 10" x 11' 1" (3.91m x 3.38m)

BEDROOM (3): 11' 7" x 9' 1" (3.53m x 2.77m) (to back of th robe).

BATHROOM: 11' 1" x 6' 5" (3.38m x 1.96m)

Second Floor

BEDROOM (4): 15' 4" x 12' 3" (4.67m x 3.73m) (into dormer).

BEDROOM (5)/PLAYROOM: 20' 9" x 16' 3" (6.32m x 4.95m) (Max).

SHOWER ROOM: 11' 0" x 8' 0" (3.35m x 2.44m) (Max).

***PLEASE NOTE THESE IMAGES ARE FOR NO. 2 LESLEY GRANGE AND INTERNAL IMAGES INCLUDE CGI FURNITURE ***

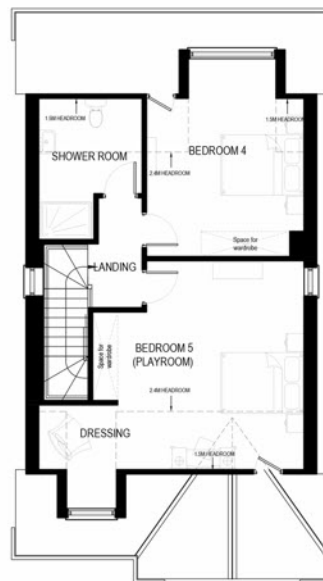




GROUND FLOOR PLAN. (1070 sq ft)
INTEGRAL GARAGE. (200 sq ft)



FIRST FLOOR PLAN. (810 sq ft)



SECOND FLOOR PLAN. (620 sqft)





Location:

Heading through Knock Lights on the A55 Knock Road on to Hawthornden Way (with Danske Bank/SD Bells on your left hand side), take next left and then right at junction on to Hawthornden Road. Lesley Grange is on the right hand side just after Knocklofty Park and Hawthornden Lodge

Ballyhackamore - 028 90 65 0000

Lisburn Road - 028 90 66 3030

North Down - 028 90 42 4747

Lisburn - 028 92 66 1700

www.templetonrobinson.com



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