



Enjoying a generous, level site towards the Kings Road end of highly regarded Knockhill Park, this superb family home features a double storey extension.

Natural light floods in to the well-presented interior and the layout offers considerable flexibility.

Ideal for those looking to avail of some excellent local schooling for all ages, people who are now working from home will love the fact there are studies on both levels.

Externally this is complemented by lots of parking, a large garage and well-tended gardens.

Only a few minutes' walk from Ballyhackamore with its array of shops, amenities, eateries and access to the "Glider" system, early inspection is a must.

Offers Over
£450,000

40 Knockhill Park,
Ballyhackamore,
BELFAST,
BT5 6HY

Viewing by
appointment with
& through agent
028 9065 0000

- Attractive, extended detached villa
- Option of five or six bedrooms
- Bright living room with bay and feature fireplace
- Spacious rear reception room with sitting and dining rooms
- Modern kitchen with integrated appliances plus casual dining area
- Home office/study on ground floor
- Family bathroom with white suite
- Additional wc downstairs
- Excellent, versatile floored roofspace
- Double length garage
- Ample off-street parking
- Mature front and rear gardens
- Natural gas central heating system
- Short stroll to Ballyhackamore, Glider stops etc



The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: Solid oak front door.

RECEPTION HALL: Cornice ceiling, wood panelling and radiator cover.

CLOAKROOM: Pedestal wash hand basin with tiled splashback, low flush wc.

LIVING ROOM: 19' 2" x 12' 1" (5.84m x 3.68m) (into bay). Cornice ceiling. Attractive tiled fireplace and hearth with wood surround. Leaded stained glass windows.



HOME OFFICE: 9' 11" x 6' 8" (3.03m x 2.03m)

FAMILY OPEN PLAN TO DINING: 24' 1" x 12' 5" (7.35m x 3.78m) Cornice ceiling. Decorative fireplace with granite hearth. Sliding patio doors to garden.



Telephone 028 9065 0000
www.templetonrobinson.com

KITCHEN/DINING: 20' 10" x 13' 1" (6.36m x 4m) (Narrowing to 2.34m) Modern range of high and low level high-gloss units with matching island. Integrated appliances including Smeg four ring hob with extractor fan above, Smeg double oven, microwave, dishwasher. Fridge, freezer. Ceramic tiled floor. Back door to garden. Open plan to: CASUAL DINING AREA.



First Floor

BEDROOM (1): 15' 2" x 12' 0"
(4.62m x 3.66m) (into bay).



BEDROOM (2): 11' 8" x 10' 0" (3.55m x 3.05m) Plus wall-to-wall range of built-in robes.



BEDROOM (3): 10' 10" x 9' 11" (3.31m x 3.028m) Built-in robe with mirror fronted sliding doors.



Telephone 028 9065 0000
www.templetonrobinson.com

BATHROOM: White suite comprising panelled bath, wash hand basin with storage underneath. Low flush wc. Corner shower cubicle, part tiled walls.



BEDROOM (4): 9' 1" x 9' 0" (2.77m x 2.75m) Currently used as dressing room.

BEDROOM (5): 10' 9" x 9' 11" (3.27m x 3.03m) (at widest points). Built-in furniture including robe, drawers, cupboards. Wash hand basin.



BEDROOM (6): 10' 6" x 8' 10" (3.2m x 2.7m) (at widest points). Built-in furniture including robe, drawers, cupboards.

LANDING: Built-in cupboard. Door leading to fixed staircase to:

ROOFSPACE: 18' 8" x 15' 5" (5.7m x 4.7m) Plus dormer window. Floored and sheeted with power and light. Access to eaves.



Outside

Double entrance gates. Tarmac driveway to front and side with off-street parking for numerous vehicles.

Lawn with border hedging.

Path to side leading to:

REAR GARDEN: Mainly in lawn with well-stocked flowerbeds. Paved sitting area.

DOUBLE LENGTH DETACHED GARAGE: 31' 4" x 11' 4" (9.56m x 3.46m) Up and over door, power and light. Plumbed for washing machine, space for tumble dryer. Worcester Bosch natural gas boiler. Two adjacent garden stores.



Location:

Coming out of Ballyhackamore on the Upper Newtownards Road countrybound, turn right after Bloomfield School. Property is on left hand side after Green Road junction.



This plan is for illustrative purposes only.
Plan produced using PlanUp.
40 Knockhill Park, Belfast

Energy Rating

Epc Type: Domestic
 Current: D68
 Potential: D68
 EPC Landmark Code: 5839-8624-0000-0416-5292
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	68	68
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Belfast Branches

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000

Other Branches

North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700

www.templetonrobinson.com

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.

