



This exceptionally well presented, detached family home occupies a prime site within an exclusive, gated development in Seapark Lane.

Built within the last 3 years, this modern home offers bright, well proportioned accommodation and is finished to an excellent standard. It is suited to an active couple wishing to downsize to a easily maintained low maintenance home but would also be ideal for the young growing family who wish to be close to Hollywood and its outstanding schools, restaurants, coffee shops etc.

Originally designed to incorporate four double bedrooms, the current owners opted for a three bedroom layout to include a fabulous master suite, but the property could be easily revert to the original four bedroom design. Within walking distance to the train station and five minutes by car the the City Airport, this property also has many recreational facilities nearby, namely tennis and cricket grounds, a children's play park and coastal walks. All in all a fabulous home that will have great appeal to a variety of purchasers.

Offers Around
£595,000

26 Seapark Lane,
Hollywood,
BT18 0LA

Viewing by
appointment
through agent
028 9042 4747



- Attractive & Exceptionally Well Presented Detached Family Home within a Modern Secure Gated Development
- 2 Well Proportioned Reception Rooms
- Luxury Modern Fully Fitted Kitchen Open Plan to Casual Dining & Family Areas
- Utility Room
- Master Suite with Dressing Room & Luxury Ensuite Shower Room which Could be Easily Changed to 2 Bedrooms
- 2 Further Double Bedrooms
- Downstairs Cloakroom with WC
- Contemporary White Bathroom Suite with Separate Built-in Shower
- Underfloor Heating Downstairs, Wood Burning Stove & Gas Fire
- uPVC Double Glazed & Gas Fired Central Heating
- Private Parking, Low Maintenance, Well Tended Gardens
- Convenient to Many Leading Schools, Coastal Walks & The City Airport
- Security Alarm System
- Up/Down Lighting Outside Front & Rear of Property

The Property Comprises:

Ground Floor

ENCLOSED ENTRANCE PORCH:



ENTRANCE HALL: Porcelain tiled floor.



CLOAKROOM: Low flush wc, wash hand basin with tiled splash back.

LOUNGE: 15' 1" x 12' 6" (4.6m x 3.8m) Wood burning stove with slate hearth, USB charging



SITTING ROOM: 11' 6" x 9' 10" (3.5m x 3m) uPVC double glazed patio doors to garden.



LUXURY MODERN FITTED KITCHEN OPEN PLAN TO CASUAL DINING & FAMILY AREA: 31' 6" x 11' 6" (9.6m x 3.5m) Excellent range of high and low level units with quartz worktops, built-in double oven, four ring gas hob, extractor fan. feature island unit with breakfast bar, built-in sink unit with mixer tap, integrated dishwasher and fridge freezer, with wood burning stove in family area, uPVC double glazed patio doors to garden, USB charging point.



UTILITY ROOM: Range of high and low level units, plumbed for washing machine, porcelain tiled floor.

First Floor

LANDING: Linen cupboards.



MASTER SUITE: 30' 10" x 13' 1" (9.4m x 4m) USB charging point.

LUXURY ENSUITE SHOWER ROOM: Fully tiled shower cubicle with built-in overhead shower and body spray, low flush wc, vanity unit, porcelain tiled floor, heated towel rail.



BEDROOM (2): 11' 10" x 11' 6" (3.6m x 3.5m)



BEDROOM (3): 11' 10" x 11' 10" (3.6m x 3.6m)



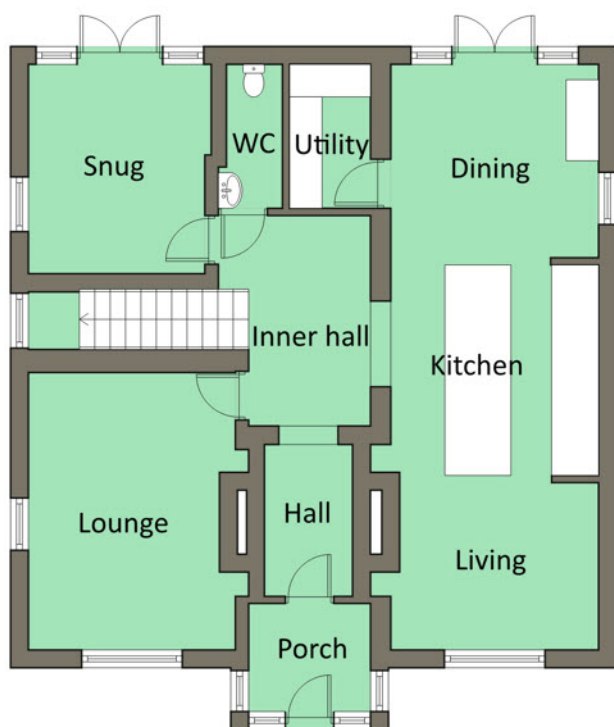
CONTEMPORARY WHITE BATHROOM: Comprising free-standing bath with centred mixer tap, fully tiled built-in shower cubicle with built-in shower unit and body spray, low flush wc, vanity unit, heated towel rail, porcelain tiled floor.



Outside

Driveway to private parking. Easily maintained front and enclosed, private rear gardens in lawns and paved patio.





Location:

Travelling from the maypole in Holywood along High Street in the direction of Bangor, turn onto the main Bangor/Belfast Dual Carriageway. Turn left into Seapark and immediately right before the bridge into Seapark Lane.

North Down - 028 90 42 4747

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

www.templetonrobinson.com

Energy Rating

Epc Type: Domestic

Current: B82

Potential: B82

EPC Landmark Code: 9489-0135-7820-0059-5992

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91	82	82
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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