



'Oakwood' 2 Brackenwood Lane, Belfast, BT17 9JJ

Price Guide £1,500,000

This truly exceptional detached family home is situated in an exclusive and private lane in one of Malone's most sought after residential locations. The property offers superb, well proportioned accommodation extending to approximately 4400 sq ft and finished to the highest specification throughout. The internal accommodation comprises a grand reception hall with gallery landing, beautiful lounge leading to dining room, magnificent kitchen / dining open plan to living space, living room, utility, shower room & cloakroom. On the first floor there are four generous bedrooms, all with luxury en-suite shower rooms & master suite with dressing room, and a beautiful family bathroom suite. The property is complemented by the delightful private, enclosed landscaped gardens which are set in immaculate lawns and patio areas along with driveway, accessed via electric gates, ample parking and integral double garage. With easy access to a host of amenities including leading primary & grammar schools, golf and leisure facilities, arterial routes and the many cafés & restaurants of the nearby Lisburn Road. Rarely does an opportunity arise to purchase such an exquisite family home of this magnitude in the Malone area with so much to offer in the way of location, accommodation and specification.

- An Exceptional Detached Family Home Nestled In One Of Malone's Most Popular Residential Locations
- Lounge With Feature Gas Fire Open Plan To Dining Room & Additional Living Room
- Luxury Family Bathroom Suite / Ground Floor Shower Room / Utility Room / Cloakroom
- Accessed Via A Private Lane With Electric Gates, Driveway With Ample Space For Parking
- Generous, Mature & Private Site Laid In Carefully Manicured Lawns, Trees & Shrubs With Patio Areas Ideal For Entertaining
- Four Well Proportioned Bedrooms, All With En-suite Shower Rooms & Master With Dressing Room
- Contemporary Fitted Kitchen With Range Of High Quality Integrated Appliances Open To Living Area
- Striking Reception Hall With Atrium Landing / Solid Oak Doors, Skirting, Architrave & Staircase With Glass Banister
- Opus Multi Room Surround Sound System, Intercom, Alarm, BEAM Vacuum System, Gas Fired Central Heating, Double Glazing
- Extremely Convenient To A Host Of Amenities, Facilities & Leading Primary & Secondary Schools

Energy Efficiency Rating			
Very energy efficient - lower running costs		Current	Potential
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland			
		75	75

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

PVC front door with glass panels.

RECEPTION HALL



Storage under stairs.

LOUNGE 24'11" x 14'5" (7.6 x 4.4)



Feature gas fire, double doors to patio, pocket doors leading to dining room.

DINING 17'4" x 14'5" (5.3 x 4.4)



Double doors to patio.

LIVING ROOM 14'1" x 11'1" (4.3 x 3.4)



Recessed spotlighting.

**KITCHEN LIVING DINING 28'6" x 21'11" at
widest points (8.7 x 6.7 at widest points)**



Range of high and low level contemporary units, Franke double stainless steel sink unit, Miele oven, Miele combo oven / microwave, warming drawer, Fisher & Paykel integrated double dishwasher, island unit with seating, 5 ring Bosch gas hob, retractable Miele stainless steel extractor fan, recessed spotlighting, double doors to patio. Wall mounted gas fire.





UTILITY ROOM 9'2" x 6'6" (2.8 x 2.0)

Range of units, plumbed for washing machine and tumble dryer.

SHOWER ROOM

Fully tiled walk in shower with rainfall head.

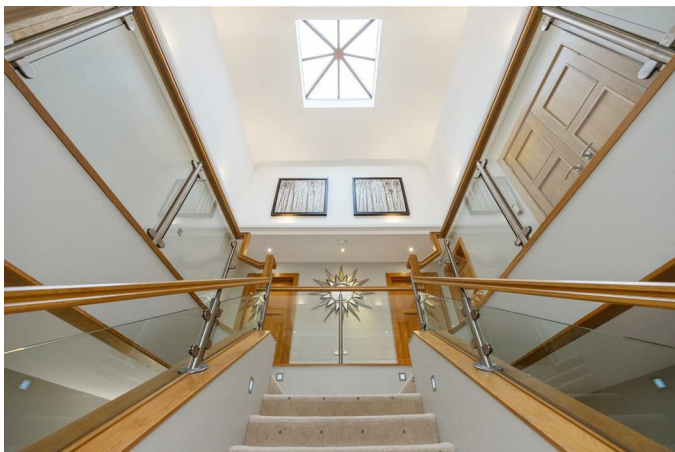
CLOAKROOM

Low flush W.C, pedestal wash hand basin.

ON THE FIRST FLOOR



Atrium landing. Glass & oak staircase. Linen cupboard.



MASTER BEDROOM 16'4" x 14'9" (5.0 x 4.5)



Solid oak flooring, double doors to balcony, recessed spot lighting.

DRESSING ROOM 14'1" x 7'2" (4.3 x 2.2)



Solid oak flooring, excellent range of built in sliding robes.

ENSUITE SHOWER ROOM



Contemporary white suite comprising large walk in shower with jacuzzi shower, twin wash hand basins, low flush W.C, chrome heated towel radiator.

BEDROOM TWO 21'7" x 12'1" (6.6 x 3.7)



Solid wood floor, recessed spotlighting.

ENSUITE SHOWER ROOM



Low flush W.C, wash hand basin with vanity unit, walk in shower, chrome heated towel radiator.

BEDROOM THREE 15'1" x 12'5" (4.6 x 3.8)



Solid wood floor, recessed spotlighting, built in robe.

ENSUITE SHOWER ROOM



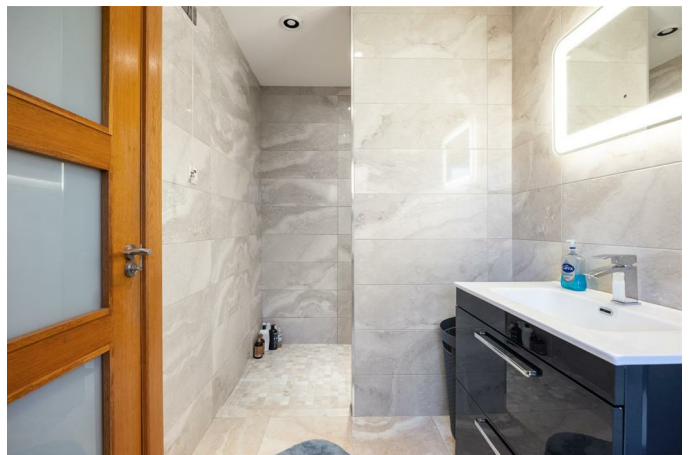
Low flush W.C, wash hand basin with vanity unit below, walk in shower, chrome heated towel radiator.

BEDROOM FOUR 16'4" x 14'9" (5.0 x 4.5)



Solid wood floor, recessed spotlighting, sliding built in robe.

ENSUITE SHOWER ROOM



Low flush W.C, sink with vanity unit, walk in shower, chrome heated towel radiator.

BATHROOM SUITE



Luxury white suite comprising free standing bath, low flush W.C, twin inset wash hand basin, chrome heated towel radiator.

OUTSIDE



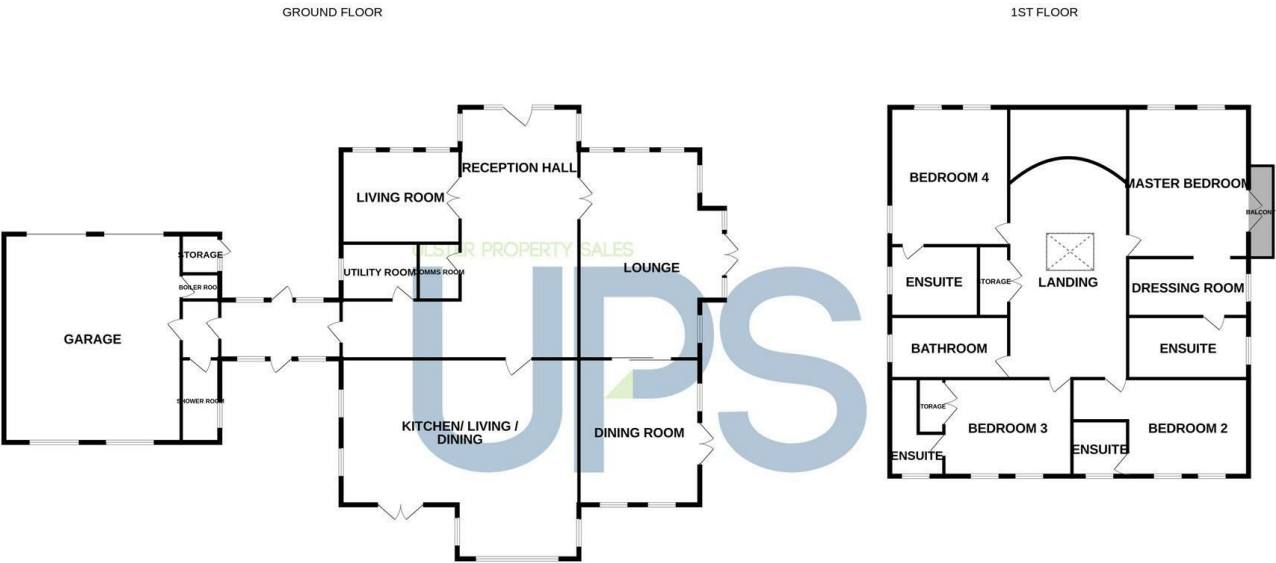
Electric gates leading to tarmac driveway providing generous parking to the front. Magnificent, mature landscaped gardens with extensive lawn surrounded by a variety of trees, shrubs & flowerbeds along with beautiful patio areas ideal for entertaining.



DOUBLE GARAGE 23'0" x 20'11" (7.02 x 6.4)

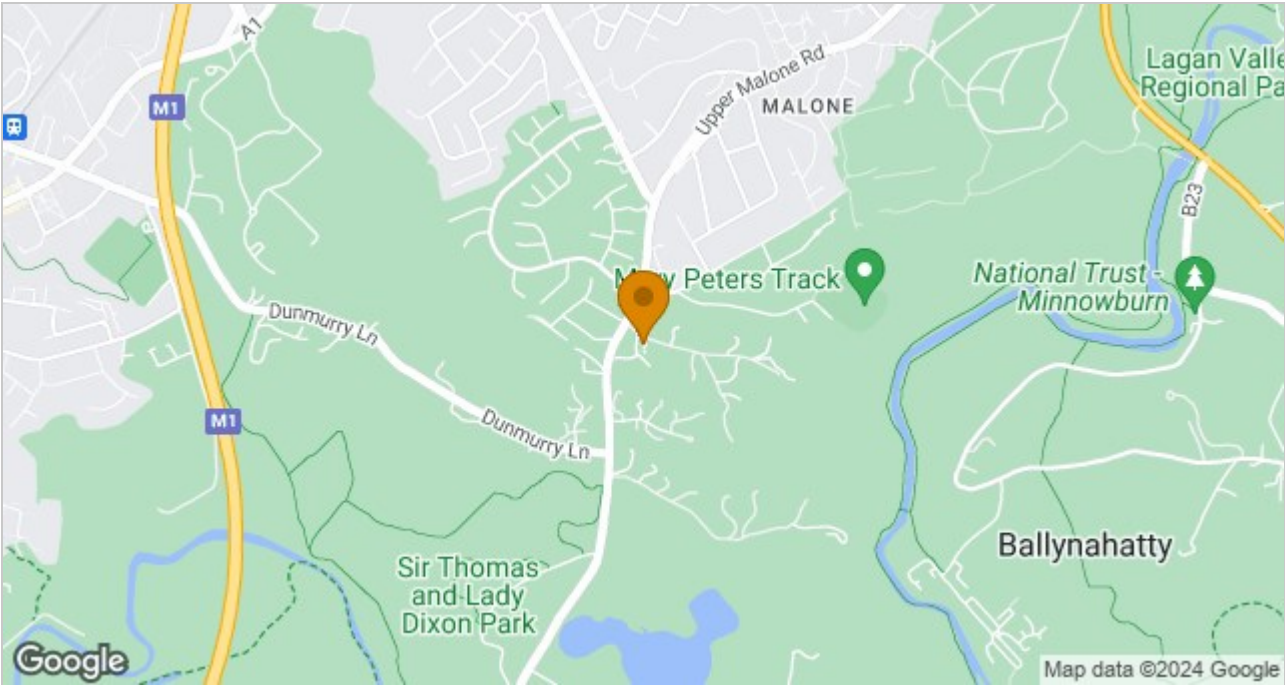
Electric doors. Boiler house.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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