



## 4 Shrewsbury Park, Belfast, BT9 6PN

**Price Guide £1,200,000**

Rarely does an opportunity arise to purchase such a high standard home within South Belfast ideal for the growing family. In keeping with the surrounding properties of the area, this home was constructed in 2016 and offers quality throughout in terms of both finishing and energy efficiency. Designed to incorporate ideal living accommodation extending to approx. 3681 sq. ft, the ground floor comprises an inviting reception hall, drawing room, living room, study, open plan kitchen / living / dining, utility room & shower room. On the first floor there are four generous bedrooms, all of which have en-suite shower rooms with the master also benefiting from a large dressing room. Externally, the beautifully landscaped garden is perfect for outdoor living, complete with a well-maintained lawn, patio area and water feature. Situated in a prime residential area, Shrewsbury Park is conveniently located close to a host of amenities in the surrounding area including shops, restaurants, public transport, Queens University and leading primary and post primary schools.

- Beautiful Detached Residence Built In 2016 Extending To Approx. 3681 sq ft.
- Drawing Room, Living Room & Study
- Designer Kitchen With Extensive Range Of Integrated Appliances & Island Unit, Floor to Ceiling Folding Doors Leading to Extensive Patio Area
- Utility Room & Ground Floor Shower Room
- Extremely Convenient To A Host Of Amenities Including Leading Schools, Transport Links & Within Walking Distance To The Shops & Cafes On The Lisburn Road
- Four Generous Bedrooms All With En-Suite Shower Rooms
- Master Bedroom With Luxury Bathroom Suite And Dressing Room
- Landscaped Garden To Rear in Lawn With Spacious Patio Area, Water Feature. Electric Gates To Front Leading To Substantial Driveway, Detached Garage
- High Performance Triple Glazing, Zoned Gas Fired Central Heating & Underfloor Heating To The Ground Floor
- BEAM Vacuum System, TV Points & Cat 5 Cabling To All Rooms

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

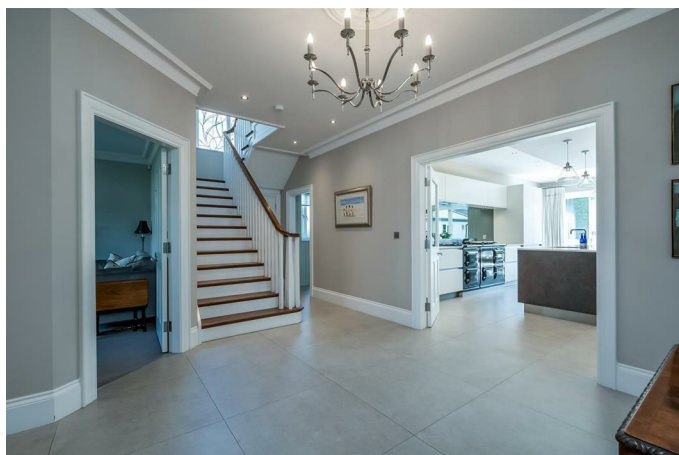


**ENTRANCE**



Hardwood front door to entrance porch with tiled floor. Inner hardwood glazed door.

**RECEPTION HALL**



Tiled floor, corniced ceiling, recessed spotlighting. Cloakroom under stairs.

**DRAWING ROOM 21'3" x 14'5" (6.5 x 4.4)**



Bay window, granite surround fireplace & hearth with gas fire.

**LIVING ROOM 17'8" x 14'1" (5.4 x 4.3)**



Bay window, granite surround fireplace & hearth with open fire.

**STUDY 12'1" x 11'5" (3.7 x 3.5)**



Built in storage, shelving and cupboards, tiled wood effect floor.

**KITCHEN / LIVING / DINING 24'3" x 22'10" at widest points (7.4 x 6.97 at widest points)**



Extensive range of high and low level units, island unit with inset sink unit & Quooker boiling water tap, integrated dishwasher, integrated fridge and wine fridge, Siemens combi microwave / oven & warming drawer, gas Aga range cooker, granite worksurfaces, floor to ceiling bi-fold doors to rear garden.



**UTILITY ROOM 17'4" x 7'10" (5.3 x 2.4)**

Extensive range of larger style units, plumbed for washing machine and space for tumble dryer, integrated freezer, inset sink unit, granite work surfaces, tiled floor.

**SHOWER ROOM**



Luxury Villeroy & Boch suite comprising walk in shower, wash hand basin with vanity unit below, low flush W.C, tiled floor and tiled walls. Built in storage with shelving.



## ON THE FIRST FLOOR

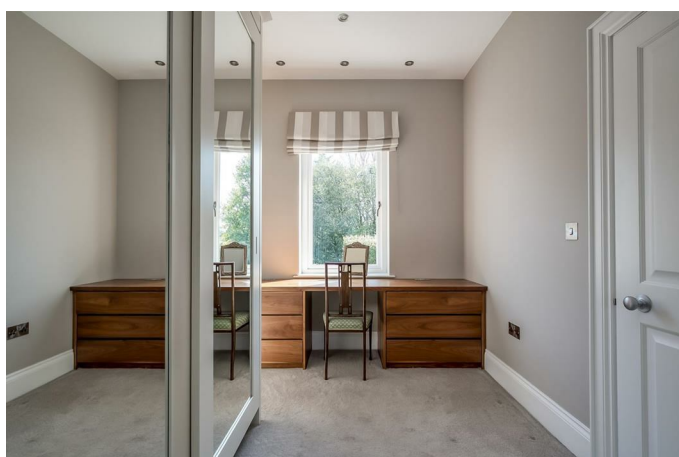


Feature stain glass window. Sizeable linen cupboard. Access to floored roof space via folding ladder. Heat exchange system.

### MASTER BEDROOM 18'4" x 14'5" (5.6 x 4.4)



### DRESSING ROOM 15'5" x 7'6" (4.7 x 2.3)



Range of built-in storage, hanging space and drawers.

## ENSUITE



Comprising Victoria & Albert free standing bath, walk in double shower enclosure, vanity unit with Victoria & Albert twin wash hand basins, low flush W.C, heated towel rail. David Scott tiling.

### BEDROOM TWO 15'1" x 14'9" (4.6 x 4.5)



## ENSUITE



White suite comprising low flush W.C, wash hand basin, fully tiled shower enclosure, ceramic tiled floor, heated towel rail. Porcelanosa tiling.



**BEDROOM THREE 14'9" x 14'5" (4.5 x 4.4)**



**ENSUITE**



White suite comprising low flush W.C, wash hand basin, fully tiled shower enclosure, ceramic tiled floor, heated towel rail. Porcelanosa tiling.

**BEDROOM FOUR 15'1" x 15'1" (4.6 x 4.6)**



**ENSUITE**

White suite comprising low flush W.C, wash hand basin, fully tiled shower enclosure, ceramic tiled floor, heated towel rail. David Scott tiling.

**STUDY 8'6" x 6'6" (2.6 x 2.0)**

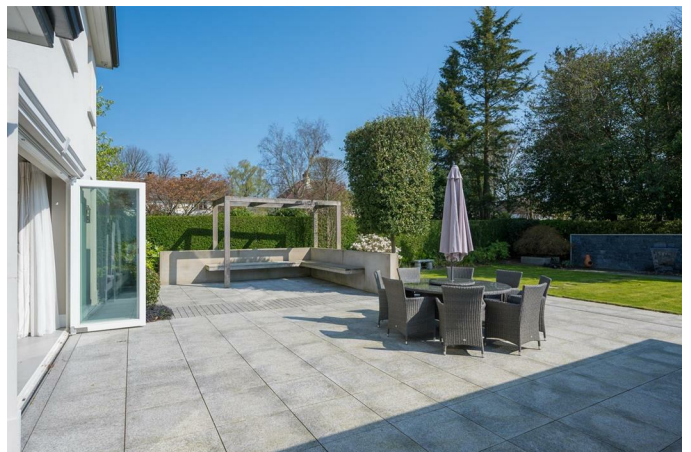
**OUTSIDE**



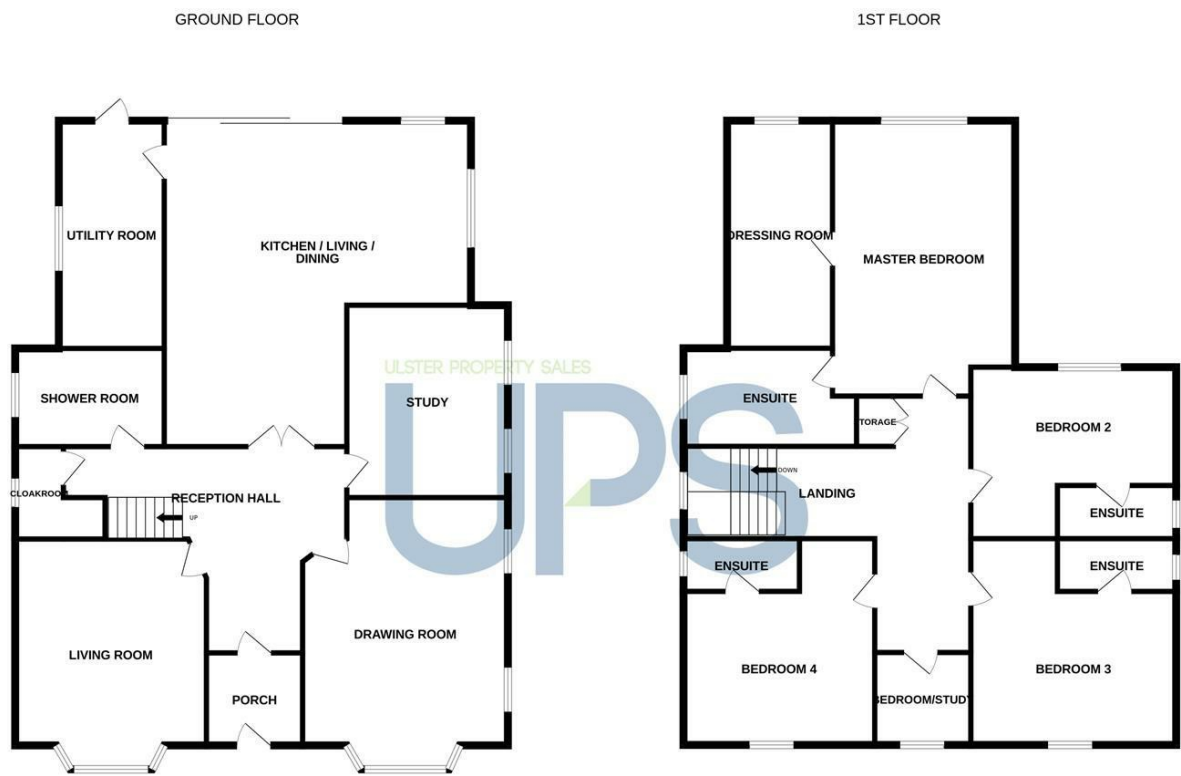
Beautiful rear garden in lawn with large paved patio area, water feature, mature shrubs, trees, box hedging & flower beds. Electric car charging point. Electric gates to front driveway providing ample parking and turning space. Outdoor lighting & water taps.

**DETACHED GARAGE 19'8" x 11'5" (6.0 x 3.5)**

Up & over electric door, wired. Gas boiler.



Floor Plan



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