



## 62 Knock Eden Park, Rosetta, Belfast, BT6 0JG

**Asking Price £349,950**

Knock Eden Park has consistently been one of the most popular residential addresses in the Rosetta Area because of the period style property with its many features such as rounded bay windows, original wood panelling and well proportioned rooms. Another factor is its close proximity to the Ormeau Road and all the cafes & restaurants as well as this particular property backing onto Cherryvale Playing Fields and leading schools both primary and post primary.

Internally and externally this home has been maintained to the highest standards whilst preserving some of the original features and offers well proportioned accommodation comprising, two reception rooms and a conservatory over looking the rear garden, a downstairs w/c and extended kitchen. Upstairs there are three bedrooms and bathroom suite with separate shower cubicle. Outside the property benefits from a composite driveway with ample parking that leads down to the detached garage and fantastic rear garden and patio area with a range of mature plants, trees and shrubs that backs on to Cherryvale Playing Fields.

A fantastic home in a superb location.

- Extended Semi Detached Home
- Two Reception Rooms Plus Conservatory
- Downstairs W/C
- Oil Fired Central Heating / Double Glazing
- Detached Garage
- Three Bedrooms
- Extended Fitted Kitchen
- White Bathroom Suite First Floor
- Composite Driveway With Ample Parking
- Fantastic Rear Patio & Garden Backing Onto Cherryvale Playing Fields

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(37-49) <b>A</b>		
(49-61) <b>B</b>		
(61-85) <b>C</b>		
(85-100) <b>D</b>		
(100-120) <b>E</b>		
(120-140) <b>F</b>		
(140-160) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		



### Entrance Porch

Pvc glass panelled front door with glazed side panels to entrance porch, original wood panelling. Terracotta tiled flooring.

### Entrance Hall



Original wood panelling.

### Lounge 15'2 x 13'4 (4.62m x 4.06m)



Decorative stone fireplace with matching insert and hearth. Cornice ceiling. Picture rail.



### Down-stairs w.c



Sink unit with mixer taps. Low flush w.c

### Living / Dining Room 13'7 x 11'9 (4.14m x 3.58m)



Granite fire place with wooden surround  
Cornice and picture rail.

### Pvc Conservatory 11'5 x 10'9 (3.48m x 3.28m)



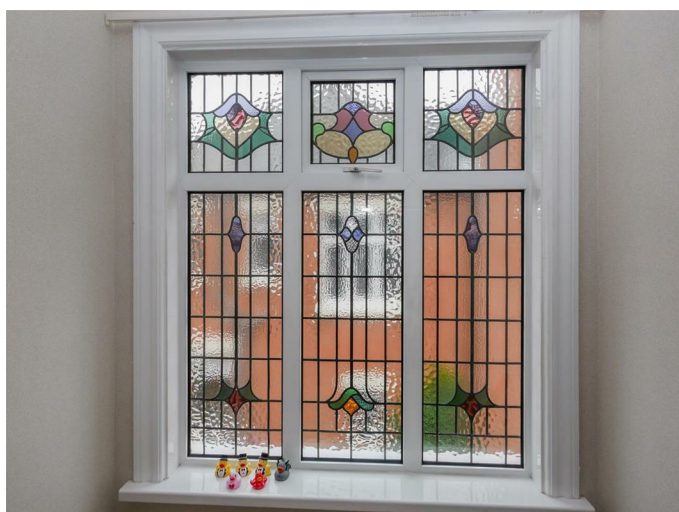
Tiled flooring. Access to rear garden.

### Extended Shaker Style Kitchen 22'4 x 6'9 (6.81m x 2.06m)



Full range of high and low level units, glazed cabinets, granite worktops, built in 4 ring hob and under oven, stainless steel extractor fan, conventional/microwave combo oven, integrated fridge freezer and additional freezer and dishwasher, integrated washing machine. Spot-lights.

### First Floor



### Bedroom One 15' 0 x 11'5 (4.57m 0.00m x 3.48m )



(into bay) Double sliding robes. Cornice ceiling. Picture rail.

### Bedroom Two 11'4 x 11'4 (3.45m x 3.45m )



Built in bedroom furniture.

### Bedroom Three



Built in furniture. Laminate flooring.

### White Bathroom Suite



Comprising panelled bath with mixer taps and hand shower, separate large walk in shower cubicle, shower unit with hand shower and jet attachments, pedestal wash hand basin, low flush w.c Part tiled walls. Heated chrome towel rail.



### Landing

Access to the roof space via fold down ladder, floored for storage, skylight window.

### Detached Garage 20'0 x 9'6 (6.10m x 2.90m)

Electric up and over door. Light and power. Housing oil boiler.

### Outside Rear



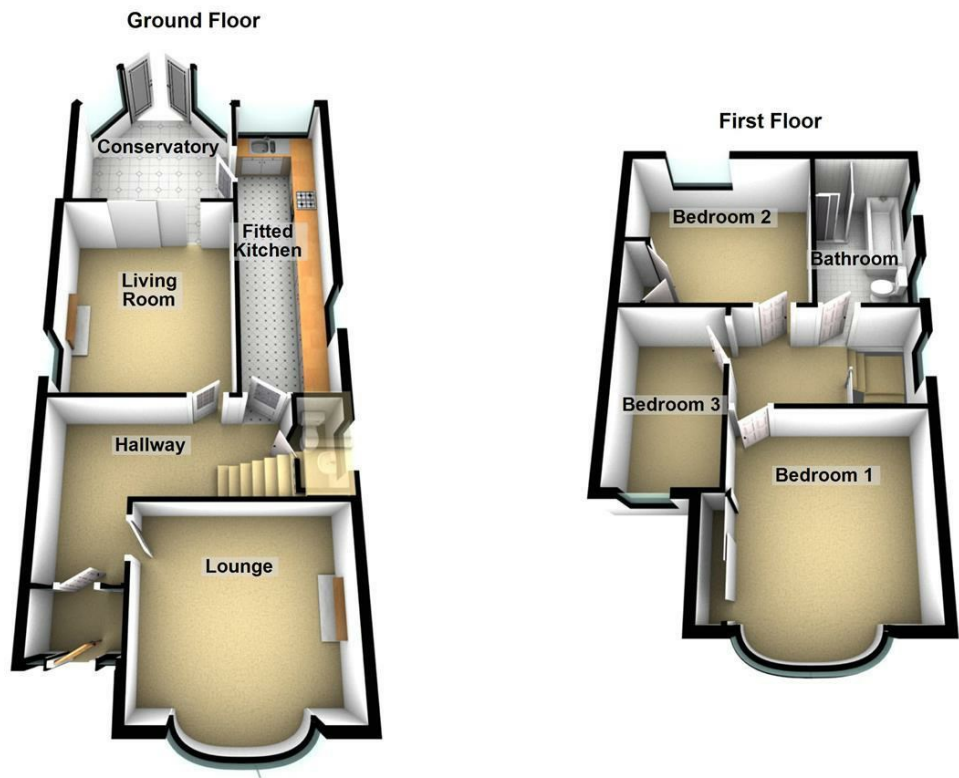
From conservatory and kitchen access is provided to the patio area that overlooks the mature garden laid in lawns, with a further patio area towards the rear of the garden. fantastic range of mature plants and shrubs. The garden also backs onto Cherryvale Playing Fields.



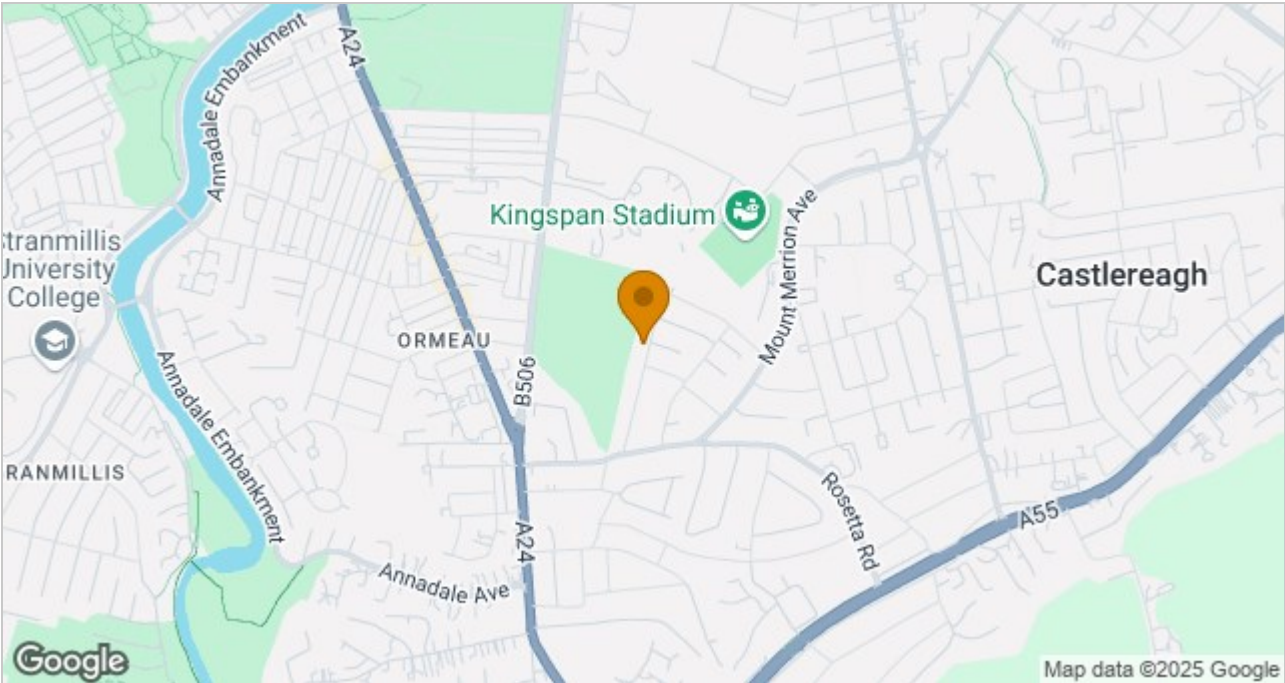




Floor Plan



Area Map



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