



17 Willowbank Drive, Off Rosetta Road East, Belfast, BT6 0LN

Asking Price £349,950

Extended to the rear and modernised, this semi detached home represents an excellent opportunity for those hoping to purchase within the Upper Knockbreda Road, Rosetta area. The property itself is located on quiet tree lined cul-de-sac. From the external image this property looks like a traditional red brick Semi Detached home, however the vendors have opened up the rear of the property and extended the footprint, creating a stylish, contemporary, kitchen / dining / living area, whilst retaining the original lounge to the front. A downstairs toilet, three bedrooms and a white bathroom suite with separate shower cubicle on the first floor completes the internal accommodation.

Outside there is a driveway with ample parking and a area overlooking the rear garden that captures the late afternoon and early evening sun. Willowbank Drive is also a popular street that provides easy access to the host of amenities on offer, from Forestside Shopping Centre, leading schools, transport links, and all the cafés, restaurants and entertainment facilities of the Ormeau Road.

An excellent home in a great location.

- Extended and Modernised Semi Detached Home
- Lounge To The Front
- Downstairs W/C
- Gas Heating
- Driveway With Ample Parking
- Three Good Sized Bedrooms
- Fantastic Kitchen / Dining / Living To The Rear
- Luxury White Bathroom Suite With Separate Shower Cubicle
- Double Glazed
- Enclosed Rear Patio That Overlooks Private Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	69
(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		

Entrance Hall



Composite front door to entrance hall. Original wood block flooring in herringbone style.

Downstairs Cloaks / w/c



Low flush w/c and sink unit with mixer taps and storage below. Heated chrome towel rail. Tiled floor.

Lounge 14'8 x 12'7



(into bay) Cast iron fireplace with tiled inset and hearth. Wood block flooring in herringbone style continued from hallway.

Extended Kitchen/Dining/Living 21'5 x 20'2 (6.53m x 6.15m)



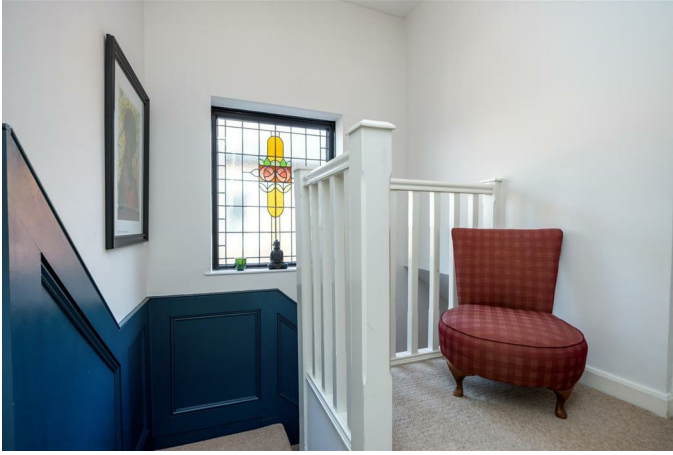
Fantastic range of high and low level built-in units with wood effect work surfaces, built-in 5 ring gas hob and overhead extractor fan, double eye level oven, integrated dishwasher, breakfast bar, tiled floor, spotlights. To the living area there is a cast iron wood burning stove. Double glazed French doors with glazed side panels providing access to elevated patio overlooking garden.

Utility



Plumbed for washing machine, housing gas boiler.

First Floor



Bedroom One 14'2 x 11'3 (4.32m x 3.43m)



(into bay) Cast iron fireplace.

Bedroom Two 12'7 x 11'7 (3.84m x 3.53m)



Laminate flooring.

Bedroom Three 8'9 x 8'5 (2.67m x 2.57m)



Built in storage.

Contemporary White Bathroom Suite



Comprising free standing oval bath with floor mounted mixer taps and hand shower, wash hand basin with mixer taps and storage below, separate shower cubicle with chrome shower unit with drench head & hand shower attachment, low flush w.c Part tiled walls.

Tiled flooring. Spot-lights. Heated chrome towel rail.

Landing

Access to the roofspace via fold down ladder.

Outside Front

Front gardens laid in lawns.

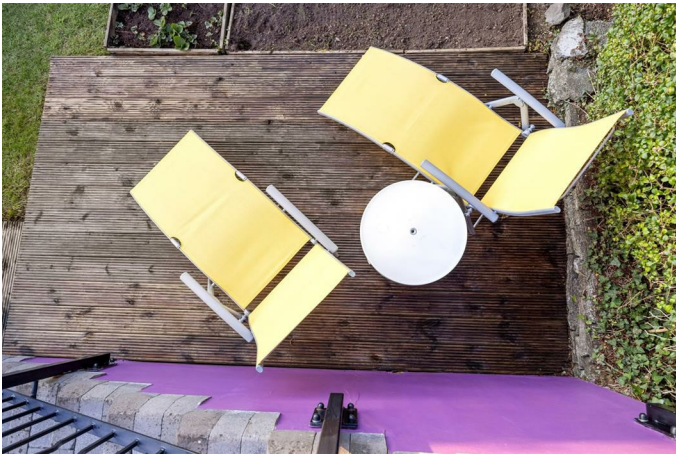
Driveway with ample parking, storage shed with light and power.

Outside Rear

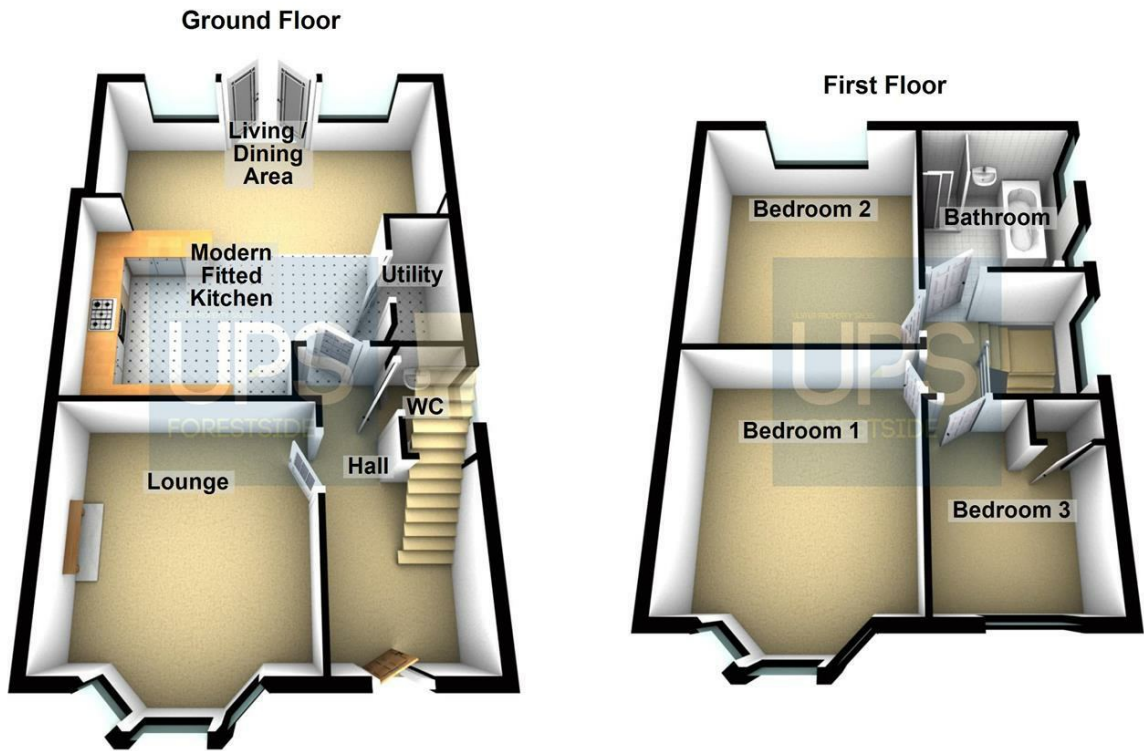


From the kitchen/dining/living access is provided to a raised patio area overlooking garden.
Enclosed rear garden laid in lawn, with an additional seating area bordered by mature hedging.



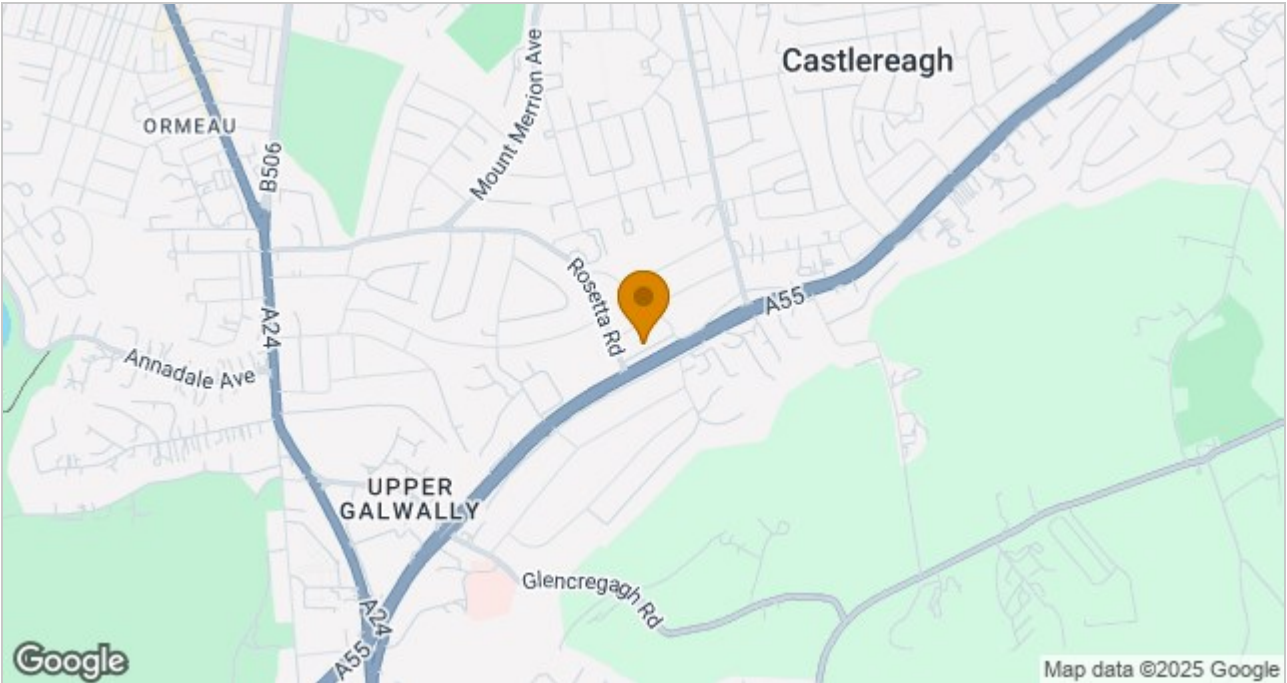


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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