

KARL  
BENNETT  
& CO

*Go For Sold*



21 Norwood Gardens, Belfast, BT4 2DX

Offers in the region of £495,000

- Fabulous detached villa located in a highly sought after area
  - Drawing room with feature fireplace
  - Dining room with laminated wooden floor
  - Modern fitted kitchen with a range of integrated appliances
- Family room with multi fuel burning stove and patio doors to rear garden
  - Four good bedrooms Principle bedroom with en-suite shower room
  - Four piece white bathroom suite with a separate shower cubicle
    - Gas fired central heating and Upvc windows
- Utility room with arange of cupboards and plumbed for washing machine
  - Within walking distance to some of East Belfast's leading schools

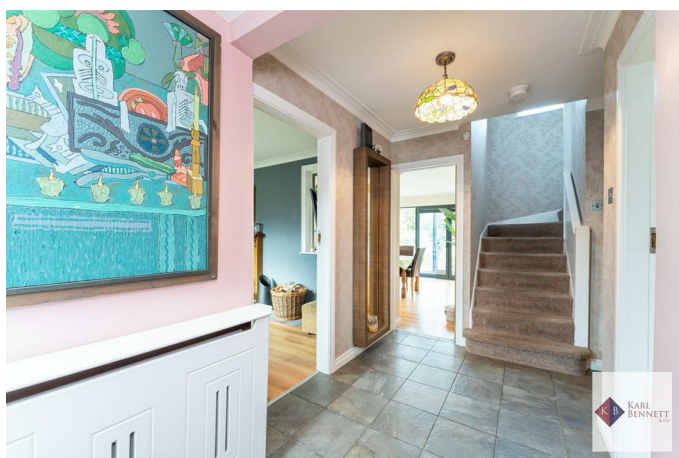


### Composite Front Door



Glazed side panel.

### Entrance Hall



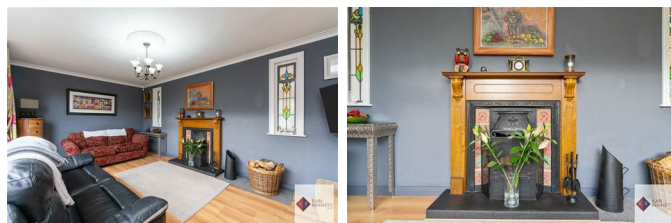
Tiled floor, corniced ceiling, under stairs storage.

### Downstairs WC



Low flush WC, semi pedestal wash hand basin with chrome taps, extractor fan.

### Living Room 17'5" x 11'10"



Feature wooden fireplace, tiled inset, corniced ceiling, laminated wooden floor.

### Lounge/Study 12' x 10'10"



Laminated wooden floor.

### Kitchen/Dining/Family 34'3" x 13'5" (10.44m x 4.09m)



at widest points.

One and a half bowl stainless steel unit with chrome mixer taps, excellent range of high and low level units with stainless steel door furniture, laminated work surfaces. Five ring gas hob, pan drawers, built in double oven, glazed display unit. Integrated dishwasher, integrated fridge and freezer, island unit recessed low voltage light, tiled floor. Open plan to family room

### Family Room



Laminated wooden floor, multi fuel burning stove, sky light, recessed low voltage lights. Upvc patio doors to rear garden onto feature decked area.

### Back Hallway

Built in units.



Principle Bedroom 14'11 x 13'



Range of excellent built in wardrobes, laminated wooden floor, recessed low voltage lights.

En-Suite 6'2" x 5'10"



Enclosed shower cubicle thermostatically controlled shower unit, pedestal wash hand basin with chrome mixer taps, low flush wc, extractor fan, recessed low voltage lights, laminated wooden floor.

Bedroom 2 11'7" x 11'4"



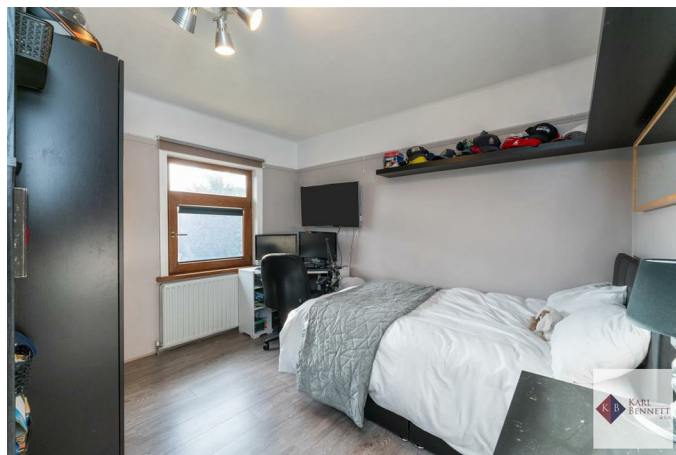
Laminated wooden floor.

Bedroom 3 13'9" x 8'



Laminated wooden floor.

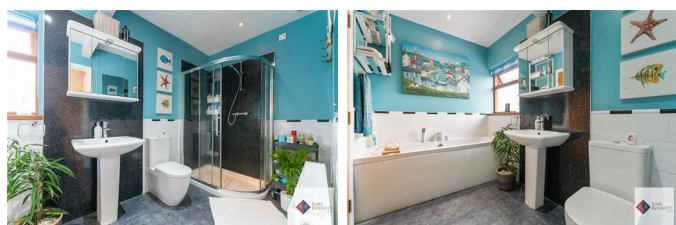
Bedroom 4 11'4" x 9'2" (3.45m" x 2.79m")



at widest points

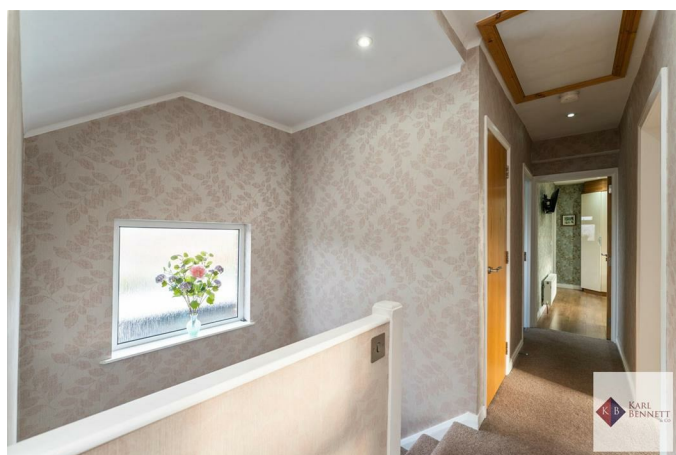
Laminated wooden floor.

Bathroom 12'8" x 6'2"



White suite comprising panelled bath with telephone hand shower, pedestal wash hand basin with chrome mixer taps, low flush WC, Enclosed shower cubicle with thermostatically controlled shower unit, recessed low voltage lights, extractor fan, tile effect flooring, partly tiled walls.

Landing



Hot press with gas fired boiler and storage, access to roof space.

### Utility Room 13'6" x 8'9"



Single drainer stainless steel sink unit with chrome mixer taps, excellent range of high and low level units with stainless steel door furniture, laminated work surfaces, plumbed for washing machine, ceramic tiled floor, recessed low voltage lights.

### Garage 21'4" x 13'6"

Up and over door with light and power.

### Outside

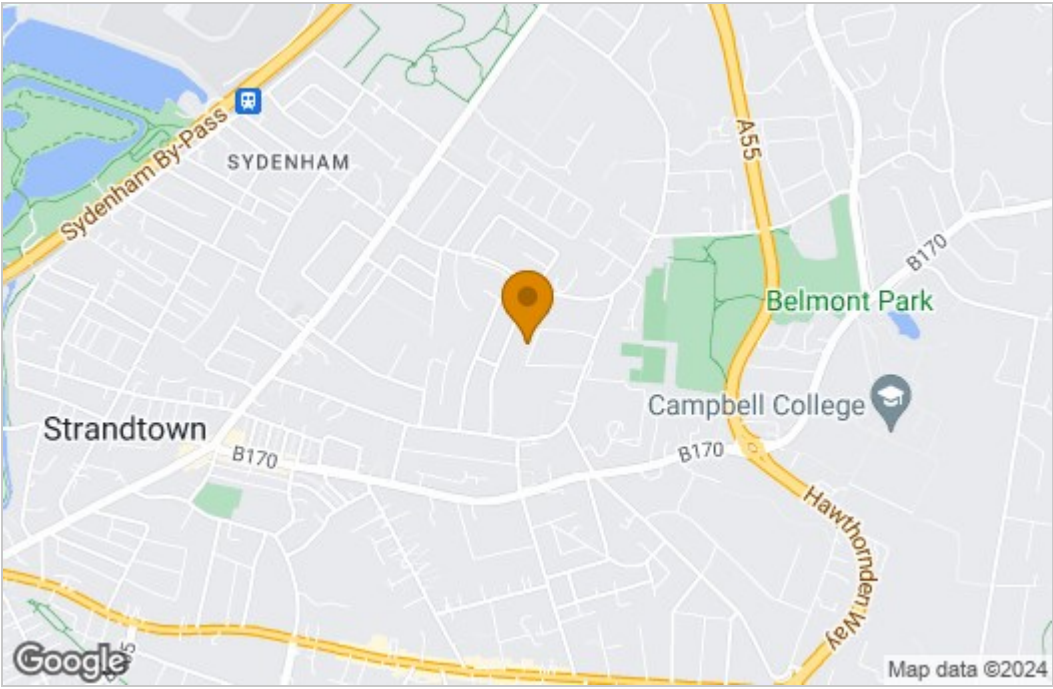


Driveway leading to integral garage, large enclosed rear garden laid in lawns and shrubs, summer house with electric, outside water tap, outside light

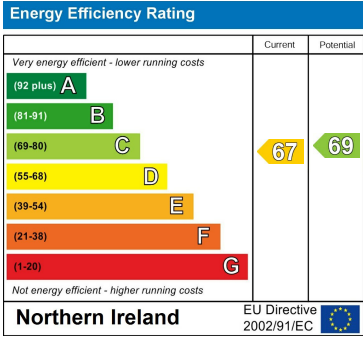
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Area Map



Energy Efficiency Graph



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