



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	74	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

16 Ascot Park,
Knock,
Belfast, BT5

Offers Over: £399,950

Reeds Rains

reedsrains.co.uk

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EPC Rating: C

This beautifully red brick detached home has recently undergone a substantial renovation, the end result is a fantastic family home ready for any new fortunate owner to just move in & enjoy.

Enjoying an abundance of natural light throughout, this delightful property benefits from a high quality finish of fixtures and fittings throughout.

Of particular note is the stunning fitted kitchen open plan to dining / living area which is without doubt the centre point of this superb home.

This quiet residential location is positioned just off the Knock dual carriageway and falls within close proximity to a wealth of day to day amenities and attractions.

The vibrant Ballyhackamore Village, Comber Greenway and for the daily commuter, Belfast City Centre and the neighboring towns are all easily accessible.

In addition, this highly sought after address also falls within the catchment area to a superb selection of schooling for all ages.

Giving the stunning finish, the generous & versatile family accommodation and this very convenient location this is simply a must view to appreciate the many selling points on offer.

uPVC Front Door With Glazed Inset To...

Welcoming Entrance Hall
Cloak under stairs. Ceramic tiled flooring.

Downstairs Dual Flush W/C
Vanity unit with inset sink and chrome dual

mixer tap with tiled splash back. Ceramic tiled flooring.

Lounge Open Plan To Raised Dining Area
24'6" x 10'8" (7.47m x 3.25m)
Feature fireplace with open fire, tiled hearth and wooden surround. Parquet laminated wooden flooring. Raised dining area. uPVC door to rear.

Stunning Fitted Kitchen Open Plan To Dining / Living Area
31'3" x 11'4" (9.53m x 3.45m)
At widest points. One and 1/2 bowl sink unit with dual mixer tap. Excellent range of high and low level units with stainless steel door furniture and laminated work surfaces. Integrated four ring electric hob and built in oven with integrated extractor hood. Integrated fridge / freezer. Integrated dishwasher. Concealed strip lighting. Partly tiled walls. Ceramic tiled flooring. Ample dining area. Recessed spotlighting.

Utility Room
9'2" x 8'7" (2.8m x 2.62m)
One bowl sink unit with chrome dual mixer tap. Range of high and low level units with stainless steel door furniture and laminated work surfaces. Plumbed for washing machine. Space for tumble dryer. Built in storage cupboard with shelving. Partly tiled walls. Ceramic tiled flooring. uPVC door to enclosed rear garden.

Garage / Home Gym / Office
18 x 8'2" (18 x 2.5m)
Gas fired boiler. Laminated wooden flooring. uPVC French doors to front.

First Floor

Bedroom One
15'7" x 10'9" (4.75m x 3.28m)
Dual aspect window.

Contemporary En-Suite Shower Room

Comprising fully tiled corner shower cubicle with thermostatically controlled shower unit with telephone hand shower and overhead drencher. Semi pedestal wash hand basin with dual mixer tap. Dual flush w/c. Fully tiled walls. Ceramic tiled flooring. Heated towel rail. Extractor fan.

Bedroom Two
15'6" x 9'3" (4.72m x 2.82m)

Bedroom Three
12'6" x 8'3" (3.8m x 2.51m)
Into bay window.

Bedroom Four
10'8" x 8'3" (3.25m x 2.51m)

Contemporary Family Bathroom Suite
Comprising free standing bath with dual mixer tap and telephone hand shower. Fully tiled

For full EPC please contact the branch.

walk in shower cubicle with thermostatically controlled shower unit with telephone hand shower and overhead drencher. Pedestal wash hand basin with dual mixer tap. Dual flush w/c. Fully tiled walls. Ceramic tiled flooring. Heated towel rail. Extractor fan.

Landing
Built in storage cupboard with shelving. Access to roof space via slingsby ladder.

Outside
Driveway car parking. Well tended garden area to front in lawn, flower beds, loose bark and shrubbery. Paved patio area. Side access. Fully enclosed private, child safe garden to rear bordered by double sided fencing. Outside tap.

CUSTOMER DUE DILIGENCE
As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>