simonBRIEN
RESIDENTIAL

84 Hawthornden Way, Belfast, BT4 3LA

Asking Price £750,000

Telephone 02890 428989
www.simonbrien.com

KEY FEATURES

- Stunning extended detached residence situated in one of East Belfast's most desirable settings
- Immaculately finish to the high standard throughout
- Living room with feature wood burning stove
- Formal drawing room with feature recessed gas fire
- Sun room with sliding door opening onto rear garden
- Open plan kitchen, dining, living area
- Bespoke fitted kitchen with range of integrated appliances
- Four double bedrooms on first floor all with luxury ensuite facilities
- Principal bedrooms with ensuite shower room and large walk in wardrobe/dressing area
- Mature South facing rear garden with granite stone patio, perfect enjoying in the summer months and entertaining
- Electric gated entrance leading to car parking and turning area and attached garage
- Within easy reach of all of East Belfast's leading schools

SUMMARY

Situated in the leafy suburb of East Belfast bordering Ormiston House, is this truly magnificent family home designed and specified to the highest of standards of finish throughout.

The area has rapidly become one of the City's most admired locations, well renowned for a superb provision of primary and senior schools, all within close proximity, as well as easy access to the Belfast City Centre, George Best Airport or the M3 Motorway network.

Inside the property, the accommodation is bright, spacious, and offers a superb living room open to dining / kitchen, ideal for informal family living with sliding doors to the garden. A large formal living room provides quieter space, with an attached garage, utility room, and cloakroom with WC also on the ground floor. There are four generous bedrooms on the first floor, all with luxury ensuite shower rooms with the principal bedroom offering spacious dressing and ensuite shower room.

Set off by a large south facing rear garden and tree lined driveway, with private gated entrance this is a truly unique opportunity to acquire a generously proportioned family home in a most sought after location.

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THE PROPERTY COMPRISES:

GROUND FLOOR

Entrance door leading to:

RECEPTION HALL:

Open plan to Dining Room.

DINING ROOM:
16′ 0″ x 13′ 4″ (4.88m x 4.06m)

Oak floor. Open to Kitchen.

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KITCHEN:
12′ 8″ x 10′ 0″ (3.86m x 3.05m)

Bespoke kitchen units from Equip Kitchen with range of low level units, 1.5 drainer sink unit, feature mixer tap, integrated dishwasher, integrated Bosch smart oven, 4 ring Bosch induction hob, Smeg 'pop up' extractor, CDA wine fridge, Quartz worktops, island unit with additional storage, recessed lighting, larder cupboards with pull out drawer and quartz worktops, built in shelving, integrated Bosch fridge freezer.

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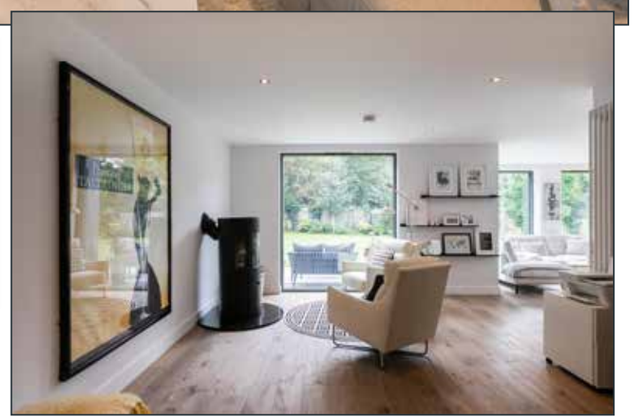
SUN ROOM:
14′ 0″ x 13′ 0″ (4.27m x 3.96m)

Large sliding doors to rear garden.
Open plan to Living Room.

LARGE LIVING ROOM:
30′ 9″ x 12′ 9″ (9.37m x 3.89m)

Picture windows overlooking garden.
'Dan Skan' wood burning stove. Oak floor.



Double doors from Entrance Hall to:

DRAWING ROOM:
20′ 3″ x 14′ 3″ (6.17m x 4.34m)

Oak floor, feature raised Akos glass fronted gas fire, recess for 65″ TV, recessed lighting and feature uplighting.

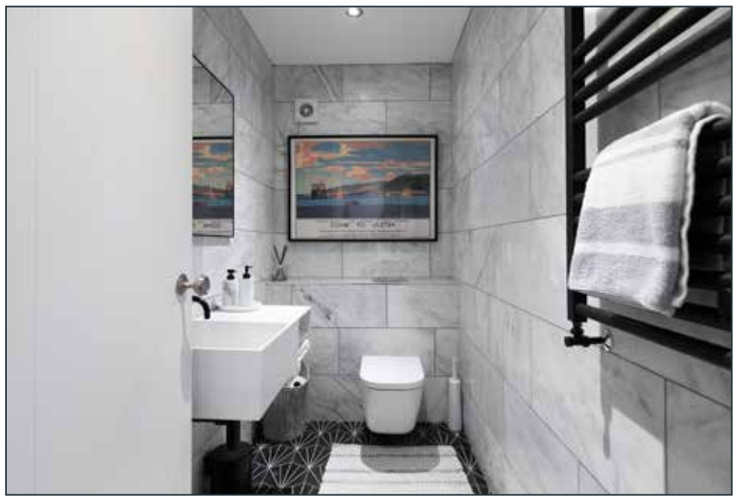
REAR HALLWAY

CLOAKROOM/WC:

Low flush WC with concealed cistern, vanity unit with mixer taps, marble fully tiled walls, granite floor.

INTEGRAL GARAGE:
18′ 4″ x 18′ 0″ (5.59m x 5.49m)

Electric up and over insulated door, utility space with stainless steel sink unit with mixer taps, plumbed for washing machine, range of built in Sliderobes , side service door.



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FIRST FLOOR

LANDING:

Access to shelved hotpress with Vaillant gas boiler, oak floor, access to roofspace via Slingsby style ladder, recessed lighting.

BEDROOM (1):
15′ 5″ x 12′ 9″ (4.7m x 3.89m)

Oak flooring, recessed lighting.

ENSUITE BATHROOM:

Feature stand alone oval bath, large walk in wet room shower with overhead rainwater shower, low flush WC, vanity unit with mixer taps, fully tiled walls, ceramic tiled floor, velux window, recessed lighting, open to Dressing Room.

DRESSING ROOM:
12′ 3″ x 7′ 3″ (3.73m x 2.21m)

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BEDROOM (2):
16′ 0″ x 11′ 10″ (4.88m x 3.61m)

Vaulted ceiling, oak floor, recessed lighting.

ENSUITE SHOWER ROOM:

Fully tiled wet room shower cubicle with overhead rainwater shower, low flush WC, vanity sink unit with mixer taps, partially tiled walls, chrome towel radiator, ceramic tiled floor.

BEDROOM (3):
12′ 8″ x 10′ 0″ (3.86m x 3.05m)

Oak floor, recessed lighting.

ENSUITE SHOWER ROOM:

Fully tiled wet room shower cubicle with overhead rainwater shower, low flush WC, vanity sink unit with mixer taps, partially tiled walls, chrome towel radiator, ceramic tiled floor.

BEDROOM (4):
13′ 0″ x 9′ 0″ (3.96m x 2.74m)

Oak floor, built in robe with hanging rail and shelving, recessed lighting.

ENSUITE SHOWER ROOM:

Fully tiled wet room shower cubicle with overhead rainwater shower, low flush WC, vanity sink unit with mixer taps, partially tiled walls, chrome heated towel radiator, ceramic tiled floor.

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OUTSIDE

To the front is a driveway with ample parking and turning space and electric entrance gates, mature trees and shrubs, to the rear is a South facing fully enclosed garden with granite stone patio, recessed uplighters, leading to garden in lawn with flowerbeds, trees and shrubs with fence boundary. External security camera system.

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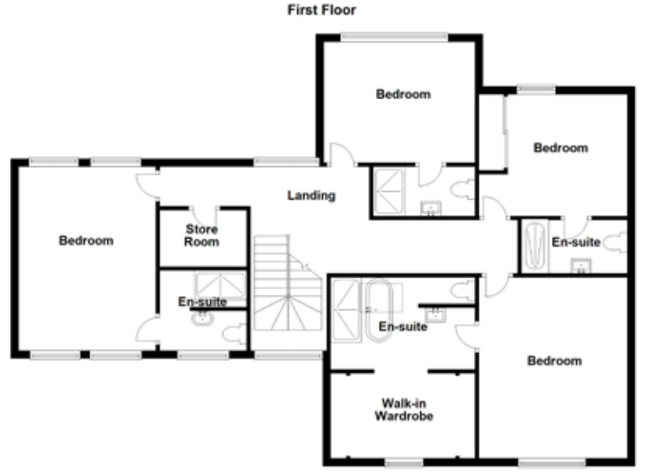
FLOOR PLANS



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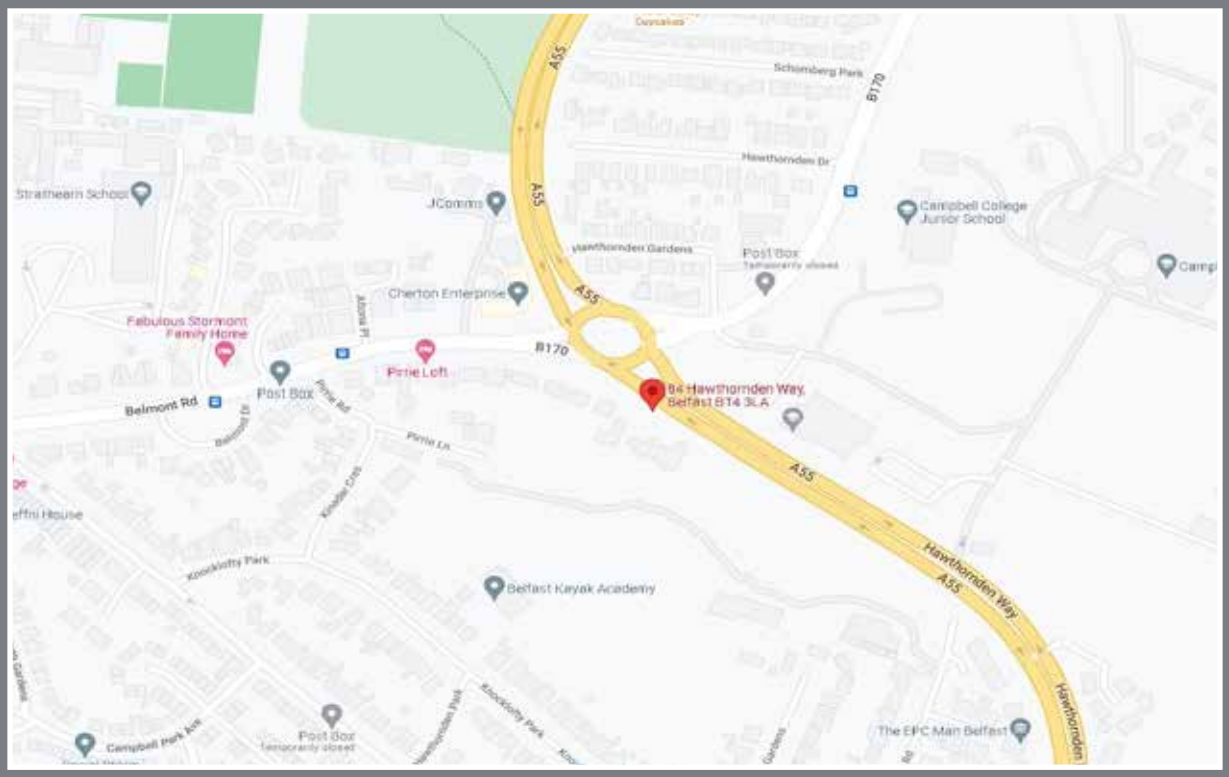
Location



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If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.

Website

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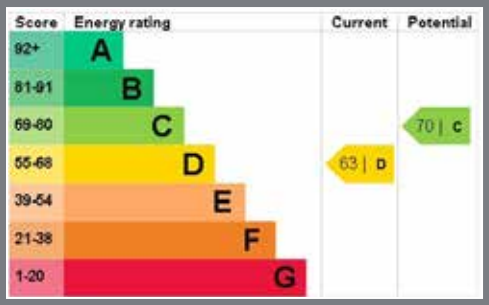
The Property Ombudsman

REF: DB/I/22/AN



EPC REF: 9961-0528-6020-8948-7902

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