



Netherleigh Park, located just off Castlehill Road is set within the shadows of Stormont Estate with acres of rolling lawns, country walks and family play areas. Tucked away in a quiet location it is far removed from the hustle and bustle of city life, yet only minutes' drive from the shops and restaurants on the Belmont Road and Ballyhackamore village. Some of Belfast's leading Primary and Grammar schools are in close proximity further enhancing this already sought after address. This stunning detached property has recently undergone a major programme of refurbishment to create a chic home with a thoughtful layout presented to the highest standard throughout - this is a property ready for a discerning purchaser to just move into and enjoy.

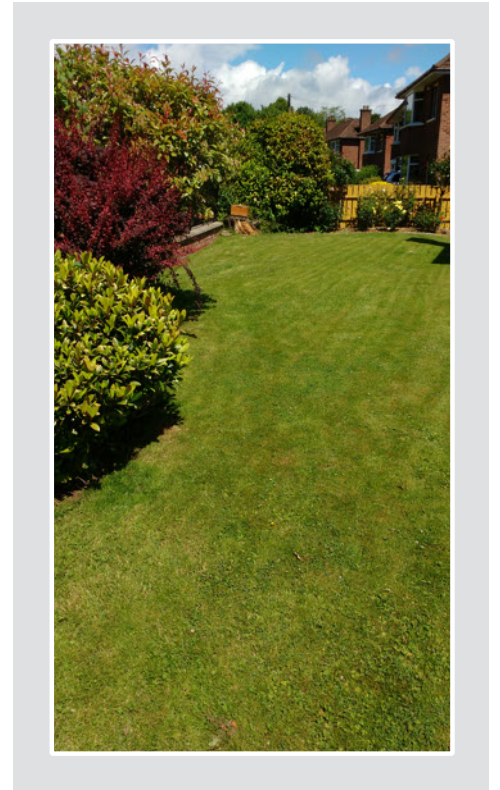
Entering through an enclosed entrance porch to the bright inner reception hall with useful downstairs wc, the ground floor accommodation offers the best of modern open plan family living space through the kitchen/family/dining room – of particular note here is the abundance of natural light with multiple glazed units including twin double doors to garden areas and additional Velux skylights. Double doors allow the option to close off the linked through lounge, and the property further benefits from an additional living room, adding to the wealth of accommodation available on the ground floor. On the first floor there are four fabulously well presented bedrooms, the master with an ensuite shower room. There is also a luxury modern family bathroom with feature freestanding bath. Externally the property benefits from a large corner site and gardens designed with ease of maintenance in mind laid in lawns, shrubs, spacious side and enclosed rear patio areas and raised decked area. There is also ample off street parking via a tarmac driveway which leads to a large attached garage with electric roller door. Rarely do properties of this calibre come on to the market and it can only be fully appreciated by internal inspection at your earliest convenience.

Offers Around
£420,000

3 Netherleigh Park,
Stormont
Belfast,
BT4 3GR

Viewing by
appointment with
& through agent
028 9042 4747

- Stunning Detached Double Fronted Villa
- Recently Completely Refurbished & Presented to the Highest Standard Throughout
- 2 Separate Reception Rooms - one with feature cast iron fireplace
- Entertainment Sized Kitchen / Family / Dining - feature wood burning stove in Living Area
- Downstairs Cloakroom with WC
- Master Bedroom with Luxury En Suite Shower Room
- 3 further good-sized Bedrooms
- Luxury Modern Family Bathroom
- Integral Double Garage with Utility Area
- Gas fired central heating / uPVC double glazed throughout
- Electric Gates leading to Ample parking for several cars
- Corner site with lawns and large patio areas
- Highly regarded & sought after location



The Property Comprises:

Ground Floor

uPVC DOUBLE GLAZED FRONT DOOR.

TILED ENTRANCE PORCH: Inner bevelled glazed door to . . .

ENTRANCE HALL: Oak wood block flooring, corniced ceiling, plate rack, recessed low voltage spotlighting.

CLOAKROOM: Vanity unit, low flush wc, part tiled walls, oak wood block flooring, extractor fan.

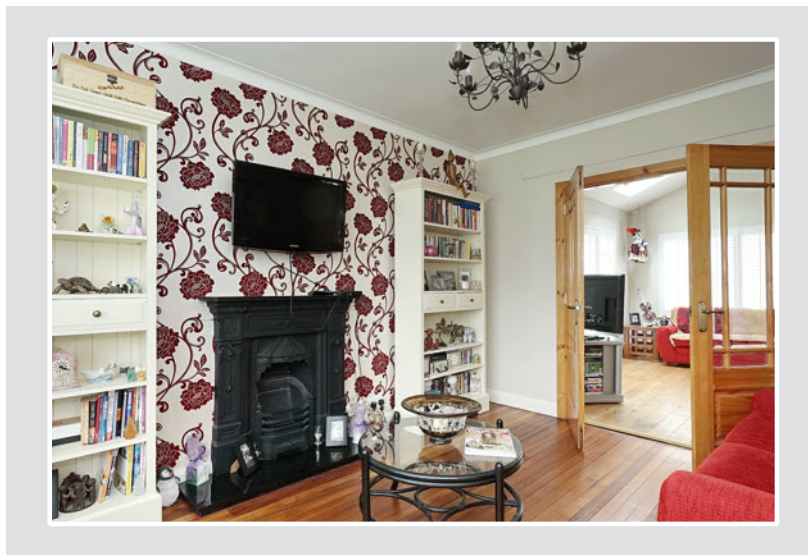


LIVING ROOM: 13' 10" x 11' 10" (4.22m x 3.61m) (into bay) Built-in window seating, corniced ceiling, oak wood strip flooring.



LOUNGE: 16' 0" x 11' 2" (4.88m x 3.4m) (into bay) Cast iron fireplace with granite hearth, oak wood strip flooring, corniced ceiling, double glazed doors to Family / Sun Room.





KITCHEN WITH DINING AREA: 22' 0" x 18' 11" (6.71m x 5.77m) Solid wood kitchen with excellent range of high & low level units and drawers, laminate work surfaces, single drainer stainless steel 1.5 bowl sink unit with mixer taps, integrated Neff dishwasher, 5-ring Baumatic hob and double oven range, stainless steel extractor fan, space for fridge/freezer, part tiled walls, Chinese slate flooring, recessed low voltage spotlighting, concealed lighting, island unit with built-in drawers & cupboard. Open plan to FAMILY ROOM, uPVC double glazed double patio doors to side, service door to garage. Open plan to . . .



FAMILY ROOM: 14' 0" x 11' 5" (4.27m x 3.48m) Solid oak flooring, Morso cast iron wood burning stove, recessed low voltage spotlighting, twin velux windows, double uPVC double glazed door to rear. Stairs to . . .

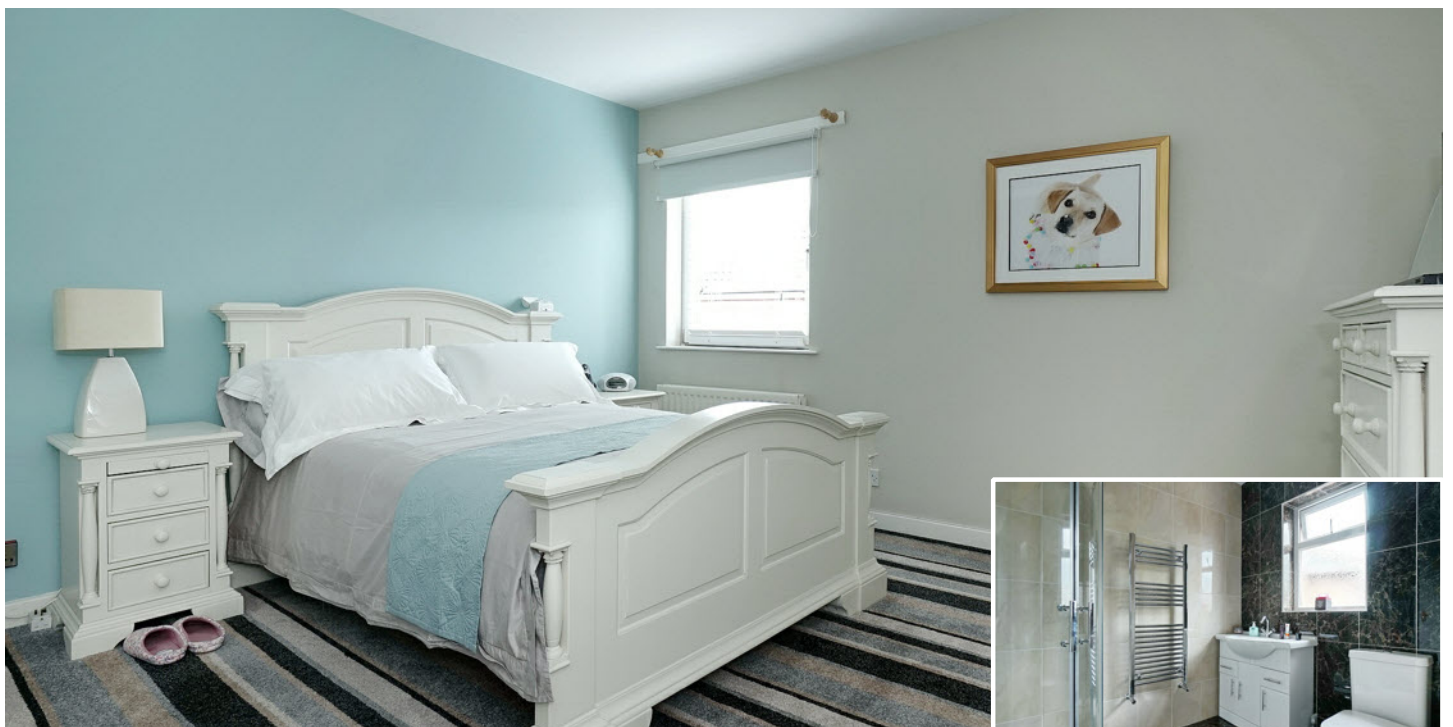


First Floor

LANDING: Recessed low voltage spotlighting, access to loft via slingsby type ladder, light and power.

MASTER BEDROOM: 13' 0" x 11' 5" (3.96m x 3.48m) Recessed low voltage spotlighting.

ENSUITE SHOWER ROOM: Comprising low flush wc, vanity unit, separate fully tiled double shower cubicle with Aqualisa power shower, fully tiled walls, ceramic tiled floor, recessed low voltage spotlighting, extractor fan.



BEDROOM (2): 16' 2" x 11' 0" (4.93m x 3.35m)

BEDROOM (3): 14' 9" x 10' 0" (4.5m x 3.05m) Hotpress with copper cylinder, built-in shelving, built-in double robe.

BEDROOM (4): 9' 3" x 7' 11" (2.82m x 2.41m) Comiced ceiling.

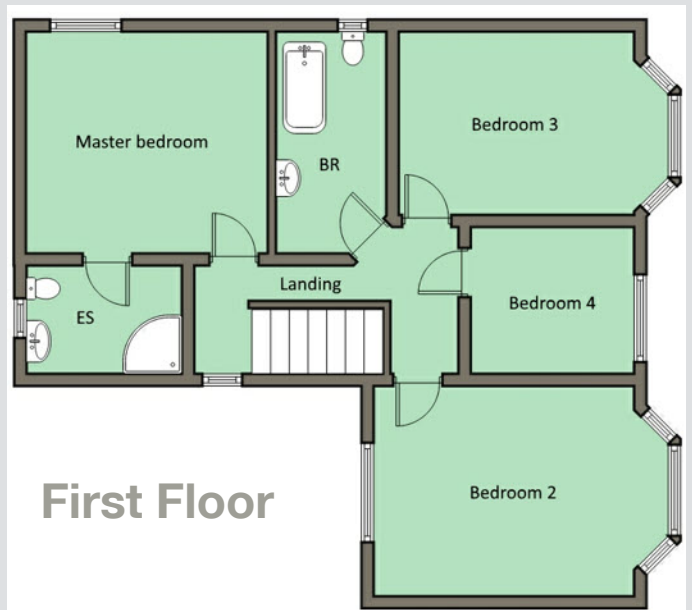
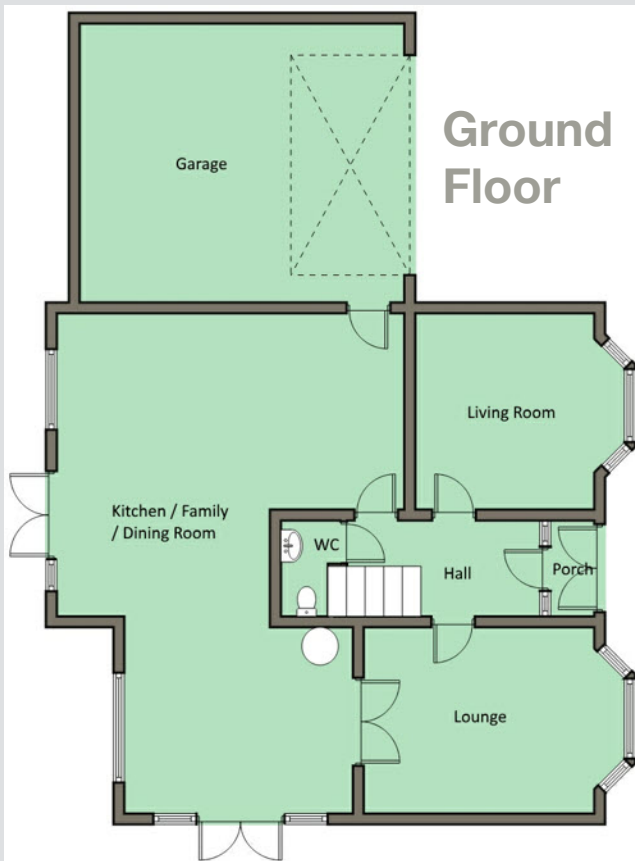


BATHROOM: White suite comprising free standing bath with mixer taps, low flush wc, circular wash hand basin with cupboard below, part tiled walls, ceramic tiled floor, recessed low voltage spotlighting.





Floor Plans



Outside

Electric gates leading to: Asphalt driveway with ample parking, leading to . . .

ATTACHED MATCHING GARAGE 20' 0" x 17' 0" (6.1m x 5.18m) Electric roller door, light & power.

BUILT-IN UTILITY AREA; stainless steel single drainer sink unit with mixer taps, high & low level cupboards, plumbed for washing machine, space for tumble dryer, uPVC double glazed door to rear.

Large corner site in lawns with shrubs including spacious side and enclosed rear patio areas with raised decking. Outside tap & lighting.



Location:

Travelling along the Upper Newtownards Road towards Stormont, turn left into the Castlehill Road. Netherleigh Park is on the left hand side and the property is on the right.

Belfast Branches

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000

Other Branches

Bangor - 028 91 45 1166
Holywood - 028 90 42 4747
Lisburn - 028 92 66 1700

www.templetonrobinson.com



Energy Rating

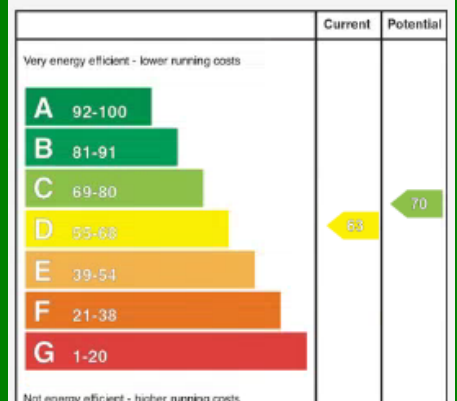
Epc Type: Domestic

Current: D63

Potential: C70

EPC Landmark Code: 2649-1071-0258-6272-8994

[Epc Certificate](#)



Getting You **Best** Price

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.