



This attractive red brick detached family home occupies an excellent site within this quiet and very popular cul-de-sac located off the Castlehill Road. Popular schools including Strathearn, Bloomfield, St. Patricks and in particular Campbell College are all close to local Ballyhackamore and Belmont villages are within a pleasant walk as is Stormont and Cairn burn Parks all of which combine to create an area that is both popular and very convenient.

On entering the property one is immediately struck by the bright and welcoming atmosphere which further investigation reveals well proportioned well extended accommodation on both the first and second floor which incorporates 4 bedrooms, 2 separate reception rooms and an extended kitchen with casual dining area. All of which has been very well maintained by the present owners.

The private larger than average gardens with direct access to Campbell College, detached garage and secure rear gardens complete this excellent family home.

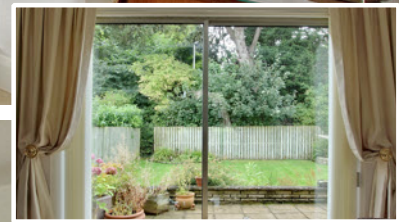
Offers Over
£335,000

24 Netherleigh Park,
Castlehill Road,
BELFAST,
BT4 3GR

Viewing by
appointment with
& through agent
028 9042 4747



EXTENDED LIVING ROOM: 21' 0" x 10' 2" (6.4m x 3.1m) Scrabo stone fireplace with mahogany mantle, piped for gas, corniced ceiling, double glazed sliding patio doors to gardens.



- Attractive Extended Double Fronted Well Maintained Detached Family Home
- 2 Reception Rooms
- Excellent Fitted Kitchen with Casual Dining Area
- Downstairs WC
- 4 Well Proportioned Bedrooms all with Built-in Robes
- Modern Shower Room
- Coloured Bathroom Suite Corner Bath
- OFCH and uPVC Double Glazing
- Detached Garage
- Front and good sized private Rear Gardens with direct access to Campbell College
- Popular, convenient and quiet cul-de-sac location



The Property Comprises:

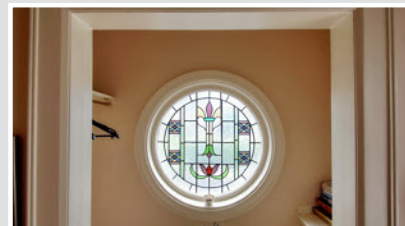
Entrance

uPVC Double Glazed front door to . . .

Ground Floor

ENTRANCE HALL: With wood flooring.

CLOAKROOM: Recessed cloakroom with feature stained glass window.



DINING ROOM: 12' 0" x 11' 7" (3.66m x 3.53m) (Into Bay) - Corniced ceiling.



EXTENDED MODERN FITTED KITCHEN: 15' 7" x 12' 0" (4.75m x 3.66m) With casual dining area, single drainer 1.5 stainless steel sink unit, mixer tap, excellent range of high and low level units, solid wood block work surfaces, Neff integrated dishwasher, AEG built-in double oven, Bosch 4 ring hob and extractor fan, pantry, concealed lighting, part tiled walls.





SEPARATE WC: Separate low flush wc, wash hand basin. Storage understairs.

First Floor

BEDROOM (1): 13' 0" x 10' 11" (3.96m x 3.33m) Wall to wall range of built-in robes, concealed wash hand basin.



BEDROOM (2): 10' 10" x 8' 0" (3.3m x 2.44m) Hotpress.

BEDROOM (3): 12' 10" x 10' 10" (3.91m x 3.3m) (Into bay) - Double built-in robe with concealed vanity unit.

SHOWER ROOM: Comprising built-in shower cubicle with Mira built-in shower unit, pedestal wash hand basin, low flush wc, heated towel rail, part tiled walls.

Hotpress with copper cylinder and Willis type immersion heater.

LANDING: Linen cupboard.



BEDROOM (4): 9' 6" x 7' 0" (2.9m x 2.13m) Range of built-in robes and cupboard above, vanity unit.

BATHROOM: Comprising corner panelled bath, low flush wc, tiled vanity unit, fully tiled walls.

LANDING: Leaded stained glass landing window.

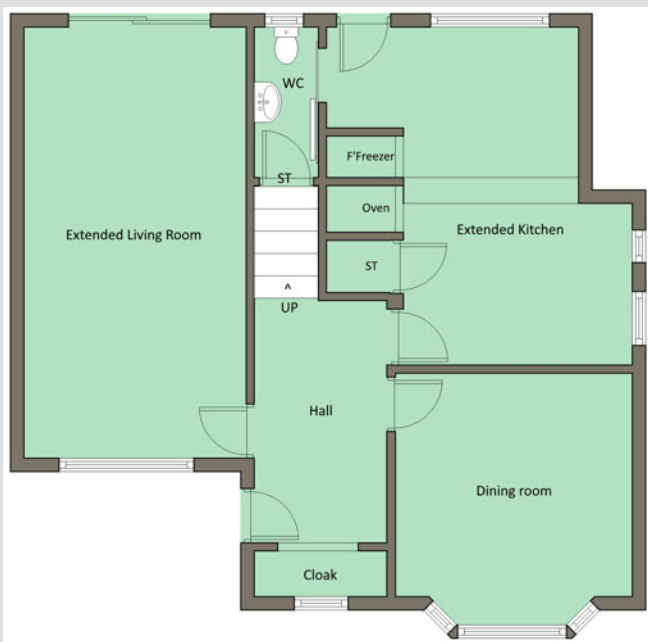
Slingsby type ladder to roof space.





Floor Plans

Ground Floor



First Floor



Outside

Tarmac driveway to . . .

DOUBLE GARAGE: 18' 0" x 9' 9" (5.49m x 2.97m) Up and over door, light and power, Worcester oil fired boiler.

Additional car port.

Front and good sized enclosed private rear gardens in lawn, flowers beds, raised paved patio.

Direct access to Campbell College.



Location:

Heading out of town on the Upper Newtownards Road, travel through Knock Road junction towards Stormont. Turn left into Castlehill Road at set of lights before Stormont Presbyterian Church and Netherleigh Park is towards to top of Castlehill Road (Massey Avenue end) on the left hand side.

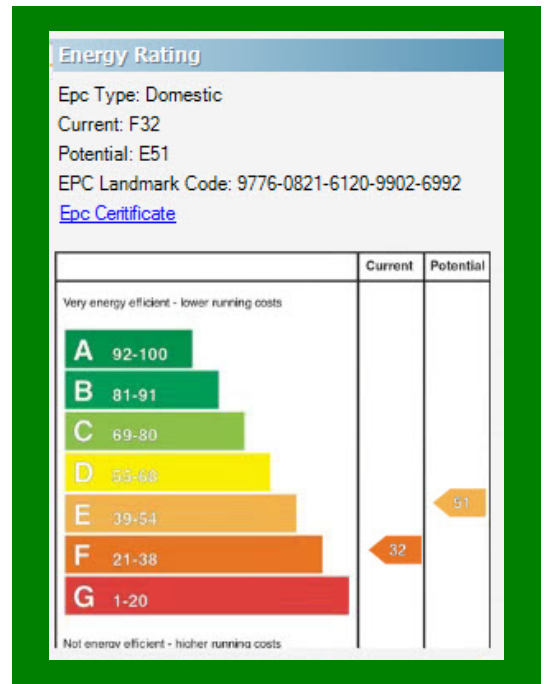
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