



9 Haddo Woods, Belvoir Park, Belfast, BT8 8FS

Guide Price £450,000

Recently constructed in the popular residential development of Belvoir Park, this lovely family home is surrounded by open countryside and protected woodland, whilst still being close to the Outer Ring, providing easy access to South and South East Belfast, leading schools both primary and post primary and Forestside Shopping Centre. Minnowburn Forest Park / Shaws Bridge is also close by with picturesque walks along the Lagan Tow Path.

Internally the property comprises four good sized bedrooms, master with en suite, contemporary white bathroom suite with separate shower, fantastic kitchen / dining / living with floor to ceiling sliding doors and glazed panels maximising the natural light into the living space.

Outside the property benefits from front gardens bordered by estate railings, driveway with ample parking leading to a detached garage and private enclosed rear patio and garden overlooking the woodland area to the rear.

- Spacious Semi Detached Home
- Lounge To Front
- Downstairs w/c
- Gas Heating (Under Floor Heating To Ground Floor) Double Glazing
- Detached Garage
- 4 Good Sized Bedrooms 1 With En-Suite
- Superb Kitchen / Dining / Living To The Rear
- Bathroom Suite With Separate Shower Cubicle
- Driveway With Ample Parking
- Excellent Rear Garden Laid In Lawns

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Northern Ireland		



Entrance Hall



Glass panelled front door with fan light to entrance hall. Solid wooden flooring. Under stairs storage.

Lounge 17'7 x 14'0 (5.36m x 4.27m)



(at widest points) into bay
Raised glass fronted fireplace with granite hearth. Solid wooden flooring.

Down-stairs w.c



Sink unit with mixer taps and storage below, low flush w.c . Tiled flooring.

Superb Kitchen / Dining 20'6 x 14'1 (6.25m x 4.29m)



(at widest points) Full range of high and low level shaker style units, Quartz work tops, built in 5 ring gas hob, under oven with stainless steel overhead extractor fan, single drainer 1 1/4 bowl sink unit with mixer taps. Centre island with matching Quartz work top and breakfast bar. Solid wooden flooring.

Sun Room 14'6 x 9'1 (4.42m x 2.77m)



Double glazed sliding doors with glazed panels overlooking patio and garden. Spot-lights.

First Floor

Bedroom One 14'9 x 13'0 (4.50m x 3.96m)



(at widest points) Spot-lights.

Ensuite



Comprising walk in shower cubicle with chrome drench head shower above and hand shower. Part tiled walls with mosaic detailing. Tiled flooring.

Bedroom Two 13'5 x 10'4 (4.09m x 3.15m)



Bedroom Three 14'4 x 10'0 (4.37m x 3.05m)



(at widest points)

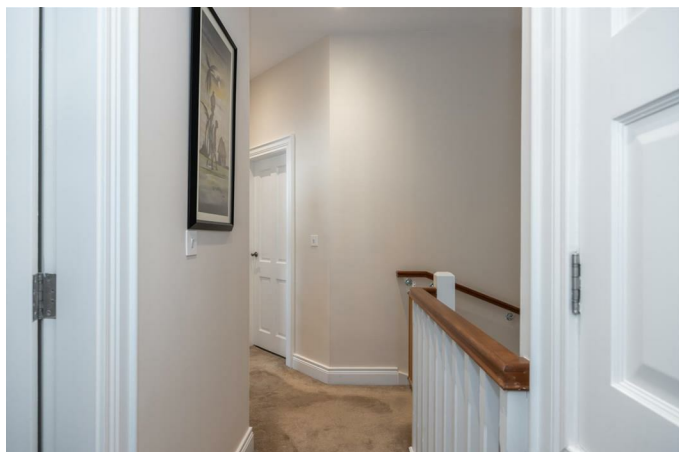
Bedroom Four 9'6 x 8'7 (2.90m x 2.62m)



White Bathroom Suite

Comprising panelled bath with mixer taps, telephone hand shower, separate shower cubicle, shower unit with wall mounted drench head shower attachment wash hand basin with mixer taps low flush w.c Part tiled walls, tiled flooring. Heated chrome towel rail.

Landing



Access to roof space via fold down ladder. Built in storage.

Outside Front

Front garden laid in lawn bordered by estate railing and hedging. Driveway with parking leading to detached garage

Detached Garage 17'0 x 11'0 (5.18m x 3.35m)

Light and power

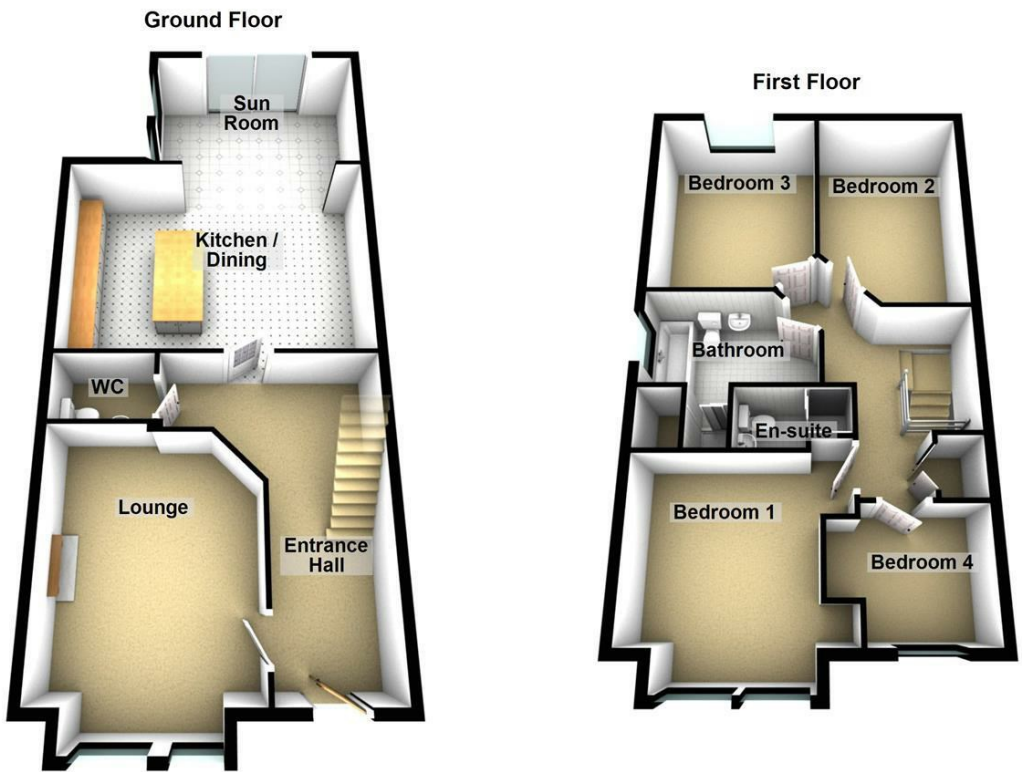
Outside Rear



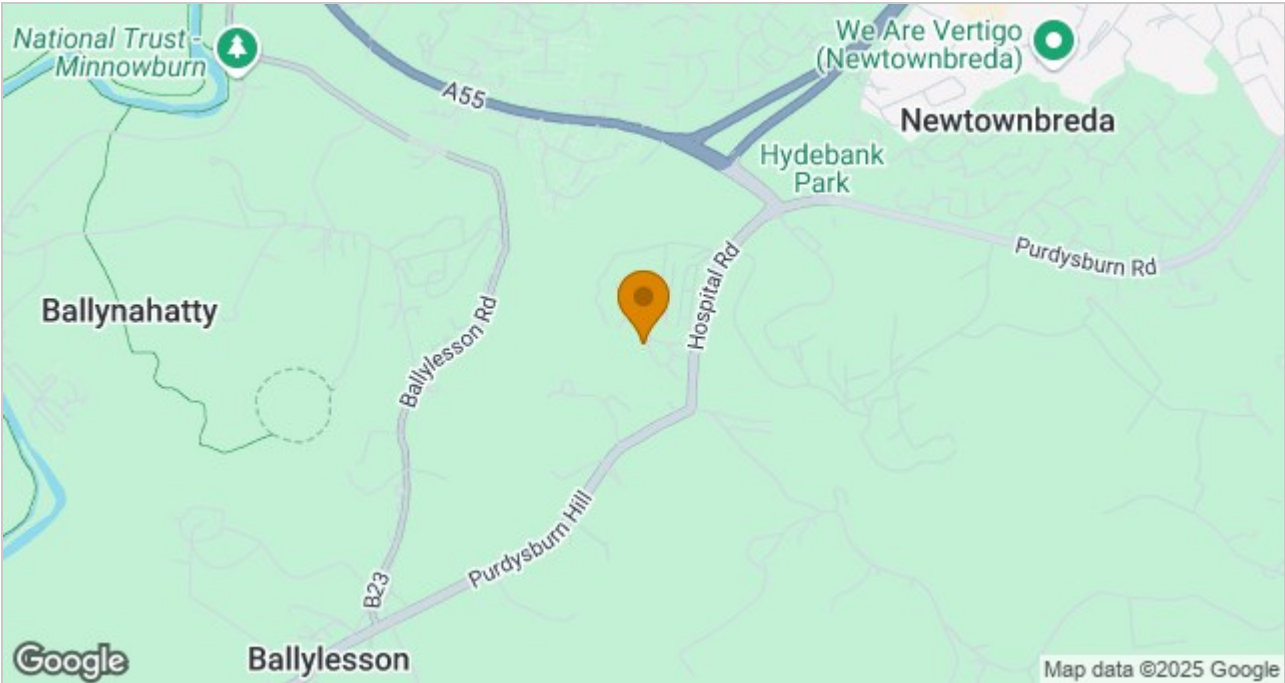
From the Kitchen/Dining/Living access is provided to the patio and garden that is bordered by mature hedging. Beyond the rear boundary is a protected woodland area.



Floor Plan



Area Map



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