

**RODGERS
&
BROWNE**

36 Rosepark Gardens,
Stormont, East Belfast, BT5 7WN
offers around £650,000



The Owner's Perspective...

"We've really loved living here, and it will be hard to say goodbye. One of the best things has been the location - Ballyhackamore is just a short stroll away, with so many great places to eat, grab a coffee, or enjoy an evening out. The transport links into the city centre are excellent too, which has made getting around so easy.

At the same time, the development itself is so peaceful. It's a quiet little spot where the neighbours are genuinely friendly and supportive, which has made it feel like a real community.

This house has been a wonderful home for us, and although we'll be sad to leave, we're downsizing now. We know whoever moves in next will be very happy here"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

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Spacious entrance hall



Drawing room



Drawing room

The facts you need to know...

Stunning detached family home set on a spacious corner site and extending to c. 2,500 sqft

Constructed four years ago and designed and built to an exceptional standard

Bright and spacious accommodation throughout added to by high ceilings on the ground floor and vaulted ceilings to the 2nd floor

The current vendor added an array of extras whilst under construction giving the home an enhanced luxury feel

Drawing room with contemporary wall mounted gas fire and dual aspect with direct access to the large terrace and landscaped gardens

Luxury kitchen including central island and an array of integrated appliances, open to a large dining area

Five spacious bedrooms, main including a walk through dressing room and ensuite plus guest suite with ensuite

Two bedrooms on the second floor benefitting from vaulted ceilings

Two luxury bathrooms

PVC double glazing, gas central heating

Landscaped south facing fully enclosed gardens laid in lawns, mature trees and a large terrace

Tarmac driveway for two cars plus single integral garage with electric roller door

Many renowned schools are close by including Campbell College, Strathearn, Bloomfield Collegiate, Our Lady and St Patricks to mention but a few

Only a short stroll to local shops, the Glider, the Mo Mowlam Play Park and Stormont Buildings and Estate



Luxury kitchen opening to dining area



Dining area



The property comprises...

Ground Floor

Composite panelled front door with double glazed side and top lights.

SPACIOUS ENTRANCE HALL: Limed oak laminate floor in a herringbone style. Staircase to first floor.

CLOAKROOM: Low flush wc, wall mounted sink and mixer tap, ceramic tiled floor, low voltage lighting, extractor fan, under stair storage.

DRAWING ROOM:

23' 3" x 14' 5" (7.09m x 4.39m)

Contemporary wall mounted gas fire. Dual aspect, double glazed doors to rear patio and garden.

LUXURY KITCHEN OPEN PLAN TO DINING

23' 3" x 14' 5" (at widest points) (7.09m x 4.39m)

Extensive range of high and low level shaker style units and glazed display, under unit lighting, quartz worktops with matching up stand, one and a half inset sink unit, Quooker hot water tap, Bosch under oven, four ring gas hob with glass splashback, extractor fan, space for American fridge freezer, integrated dishwasher, central island with breakfast bar area, wood effect tiled floor, low voltage lighting. Glazed door and side light to entrance hall.

UTILITY ROOM:

11' 4" x 5' 4" (3.45m x 1.63m)

Matching high and low level cupboards in a shaker style, plumbed for washing machine, space for tumble dryer, laminate worktops, single drainer stainless steel sink unit with mixer tap, concealed gas boiler, wood effect tiled floor, PVC door to rear patio and garden. Access to:

INTEGRAL SINGLE GARAGE

16' 2" x 11' 4" (4.93m x 3.45m)

Electric roller door. Light and power. Access to roof space.

First Floor

LANDING: Access to second floor. Hot press, insulated pressurised water tank. Plus additional storage cupboard.

MAIN BEDROOM

11' 7" x 11' 6" (3.53m x 3.51m)

DRESSING ROOM:

9' 4" x 8' 1" (2.84m x 2.46m)

Extensive range of open hanging space, shelving and cupboards.

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with thermostatically controlled shower unit, half pedestal wash hand basin, low flush wc, ceramic tiled floor, part tiled walls, low voltage lighting, chrome heated towel radiator.



Main bedroom

MAIN BATHROOM

11’ 10” x 7’ 9” (3.61m x 2.36m)
Feature roll top free standing bath with mixer tap and telephone shower, low flush wc, contemporary wash hand basin with cupboards below and Mira fully tiled shower cubicle, thermostatically controlled shower unit, telephone shower and over drencher, laminate tiled floor, part tiled walls, low voltage lighting, heated towel radiator.

BEDROOM (2):
15’ 2” x 10’ 4” (Including ensuite shower room) (4.62m x 3.15m)

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with electric shower, half pedestal wash hand basin, low flush wc, chrome heated towel radiator, ceramic tiled floor, fully tiled walls.

BEDROOM (3):
10’ 11” x 9’ 4” (3.33m x 2.84m) Plus built-in wardrobes with sliding mirrored doors.

Second Floor

LANDING: Lit by double glazed Velux window. Storage cupboard. Access to roof space with Slingsby style ladder.

BEDROOM (4):
17’ 10” x 13’ 7” (5.44m x 4.14m)
Feature vaulted ceiling. Dual aspect. Double glazed Velux window. Low voltage lighting.

BEDROOM (5):
17’ 11” x 11’ 10” (5.46m x 3.61m)
Feature vaulted ceiling. Dual aspect. Double glazed Velux window. Low voltage lighting.

BATHROOM:
9’ 6” x 9’ 2” (2.9m x 2.79m)
Feature roll top bath, mixer tap and telephone shower, fully tiled shower cubicle with thermostatically controlled shower, over drencher and telephone shower, low flush wc, wash hand basin with cupboards below and mixer tap, ceramic tiled floor, fully tiled walls, low voltage lighting.

Outside
Landscaped rear south facing gardens laid in lawns, bordered by fencing, mature trees, mood lighting and an extensive terrace.

To the front is a tarmac driveway with parking for 2 cars, gardens laid in lawns.

Outside taps, outside mood lighting, Outside power.



Main bathroom



Bedroom 3



Bathroom on the second floor

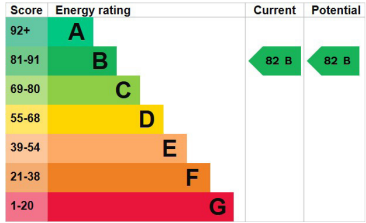


Bedroom 4

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE	Y	N	N/A
Is there a property management company?	X		
Is there an annual service charge?	X		
Any lease restrictions (no AirBnB etc) ?			X
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?		X	
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?			X
Are there any existing planning applications?		X	
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?	X		
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?		X	

UTILITIES	
Electricity	YES
Mains gas	YES
LPG	N/A
Mains water	YES
Cable TV or satellite	TO PURCHASERS CHOICE
Mobile Telephone	SEE: WWW.OFCOM.ORG.UK
Broadband and speed	SEE: WWW.OFCOM.ORG.UK

ENERGY EFFICIENCY RATING (EPC)



STAMP DUTY From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

TENURE: freehold

MANGEMENT FEES: £300 per annum

RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

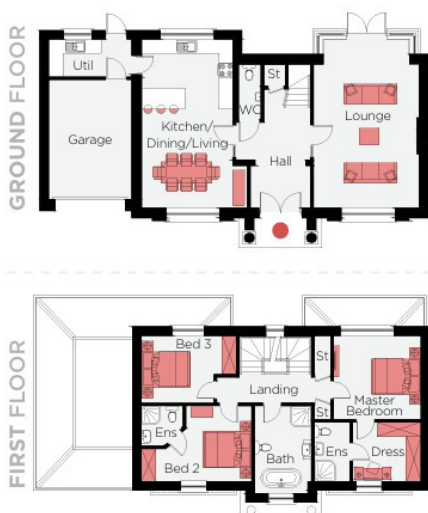
The assessment for the year 2025 /2026 is £3,261.62

VIEWING: By appointment with **RODGERS & BROWNE**.

Location : Travelling from Stormont Parliament buildings towards Dundonald on the Upper Newtownards Road passing Civil Service playing fields, Rosepark Gardens will be on your right. Once in Rosepark Gardens continue on the road to the T junction then turn right and No 36 will be at the very end on the left.



Floor plan



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Holywood, BT18 9AE
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F (028) 9042 1400

info@rogersandbrowne.co.uk

rogersandbrowne.co.uk



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