

**RODGERS
&
BROWNE**

The Courtyard, 383 Old Holywood Road,
Holywood, BT18 9QH

offers over £435,000



The Owner's Perspective...

"383 has been a great family home, close to the centre of Holywood, a very private and secure house beside Redburn Country Park, which is great fun for our dog to explore & for us to walk.

We also have a 'south facing' rear garden which allows us to relax & enjoy the afternoon & evening sunshine in peace & quiet, except when the BBQ is 'lit up' and our family & friends are here"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Drawing room



Entrance hall

The facts you need to know...

Beautiful presented deceptively spacious semi detached home only constructed five years ago

Extending to c.1,670 sq ft

Set within an exclusive courtyard scheme of only five homes

The remainder of a 10 year warranty is still in place

Bright drawing room with feature multi fuel burner and cherrywood wooden floor

Luxury fitted shaker kitchen with many integrated AEG appliances, central island all opening up to casual dining and sunroom

Four bedrooms main with walk through dressing area and ensuite shower room

Luxury main bathroom

Two tone PVC double glazed windows finished in olive green outside and white inside

Gas fired central heating

Landscaped south facing garden laid in artificial grass and benefiting from three golf holes

Large private patio area

Purpose built sheds one with Bi folding glazed doors, one for storage and an open covered wood store

Tarmac driveway with parking for three cars plus additional storage

Only minutes from the main arterial routes linking Holywood, Belfast and the George Best Airport by road or regular serviced bus route

Holywood town centre is five minutes away and offers a wealth of amenities to suit all Redburn Country Park is on the doorstep ideally for walk with or without four legged friends



Luxury kitchen open to sunroom and casual dining



The property comprises...

GROUND FLOOR

Composite panelled PVC door with side lighting and top lighting to:

ENTRANCE HALL

Ceramic tiled floor. Staircase to first floor with painted spindles, handrails and Newel post, low voltage lighting.

CLOAKROOM

Low flush wc, trough wash hand basin, mixer tap and cupboard below, heated towel radiator, part tiled walls and ceramic tiled floor, low voltage lighting, extractor fan.

DRAWING ROOM

21' 5" x 12' 4" (6.53m x 3.76m)

Feature inset contemporary multi fuel burner, granite hearth, wall lighting, solid cherry wood floor, dual aspect.

LUXURY KITCHEN OPEN TO SUNROOM AND CASUAL DINING

25' 7" x 15' 0" (7.8m x 4.57m)

Extensive range of high and low level shaker units finished in blue including feature central island finished with waterfall blue Quartz tops and sides, island cupboards finished in a red, open shelving and wine rack. Quartz worktops and matching up stand inset stainless steel sink unit with mixer tap, five ring AEG gas top, AEG stainless steel extractor, AEG eyelevel double oven, space for dishwasher, space for American fridge freezer, ceramic tiled floor, cloak cupboard low voltage lighting, speaker system, large windows overlooking the south facing garden, double glazed sliding patio door.

UTILITY ROOM

8' 10" x 6' 2" (2.69m x 1.88m)

Range of high and low level cupboard, laminate worktops, single drainer, stainless steel and mixer tap, plumbed for washing machine, space for tumble dryer, and wine fridge, ceramic tiled floor, part tiled walls.



Main bedroom

First Floor

LANDING

Light by a light well, gas cabinet with gas boiler and shelving and additional hotpress, access to roofspace via Slingsby ladder.

MAIN BEDROOM

14' 10" x 12' 10" (at widest points) (4.52m x 3.91m)

Low voltage lighting.

DRESSING ROOM

8' 11" x 6' 10" (2.72m x 2.08m)

ENSUITE SHOWER ROOM

8' 10" x 4' 0" (2.69m x 1.22m)

Double walk-in shower cubicle with thermostatically controlled over drencher and telephone shower, wall mounted sink and mixer tap, under unit, medicine cabinet, low flush wc, heated towel radiator, ceramic tiled floor, part tiled walls, low voltage lighting, light by light well.

BEDROOM (2)

11' 1" x 8' 11" (3.38m x 2.72m)

BATHROOM

8' 7" x 6' 5" (2.62m x 1.96m)

White suite comprising deep fill bath, mixer tap, thermostatically controlled shower unit, low flush wc, contemporary wall mounted wash hand basin, cupboard below, mixer tap, heated towel radiator, part tiled walls, ceramic tiled floor, double glazed Velux window.

BEDROOM (3)

11' 6" x 10' 10" (3.51m x 3.3m)

BEDROOM (4)

9' 11" x 18' 5" (3.02m x 2.57m)

Outside

Fully enclosed south facing rear garden, artificial turf garden area with three golf holes, large patio area. Additional storage and shed area, Bifold doors, power, storage and covered wood stove, light and power.

To the front parking for three cars and tarmac driveway. Access via communal electric gates and a communal tarmac driveway leading to the courtyard.



Ensuite shower room



Bedroom two



Bathroom

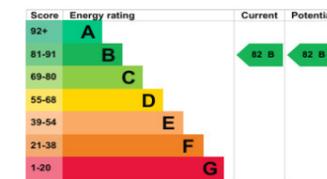


Bedroom three

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	

ENERGY EFFICIENCY RATING (EPC)



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

MANAGEMENT FEES: £240 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 2026/2027 £2,670.64

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

Location

Travelling from Demesne Road passing Holywood Golf Club, travelling towards East Belfast turn left into Old Holywood Road continue from approximately 250 yards pass Garden Lodge Veterinary Clinic and the entrance to the courtyard is on the right.



**Sales
Lettings
Property Management**

EXPERIENCE | EXPERTISE | RESULTS

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