



17 KNOCKBURN PARK

Belfast BT5 7AY

Offers Over

£550,000



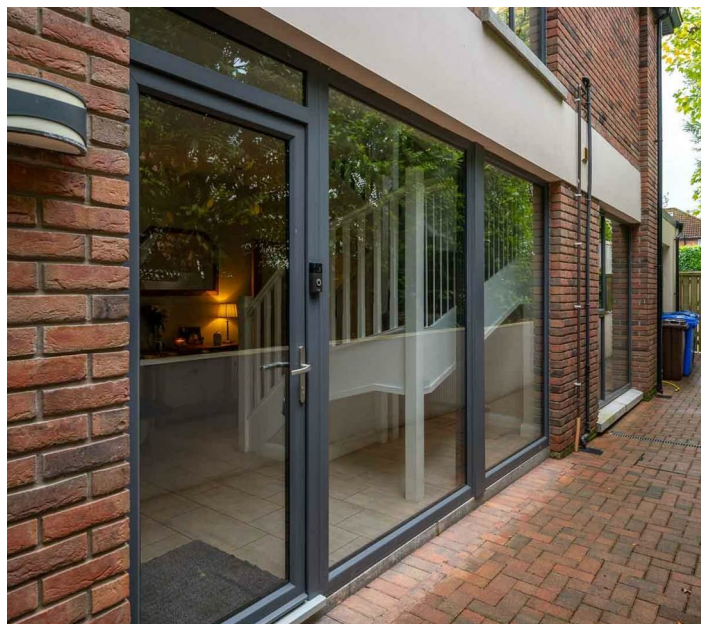
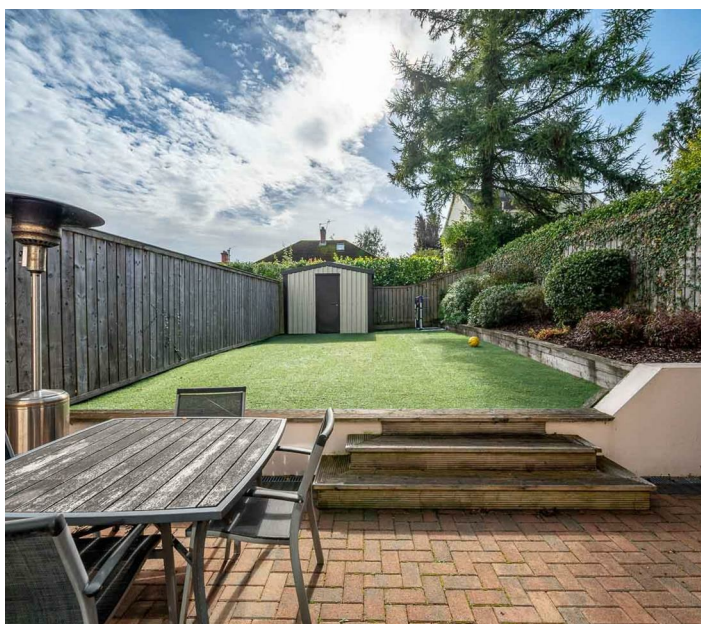
SEMI-DETACHED | 5 | 3 | 2

Located in the highly sought-after Knockburn Park area of Stormont, East Belfast, this impressive 2,250 sq ft contemporary semi-detached residence offers bright and spacious accommodation throughout. Designed with modern living in mind, the property boasts generous open-plan spaces, sleek finishes, and an abundance of natural light.

Beautifully presented across three floors, the home features well-proportioned living areas, stylish bathrooms, and high-quality fixtures throughout. Large windows and glazed doors enhance the flow of light, while the thoughtful layout ensures flexibility for families, professionals, or those working from home.

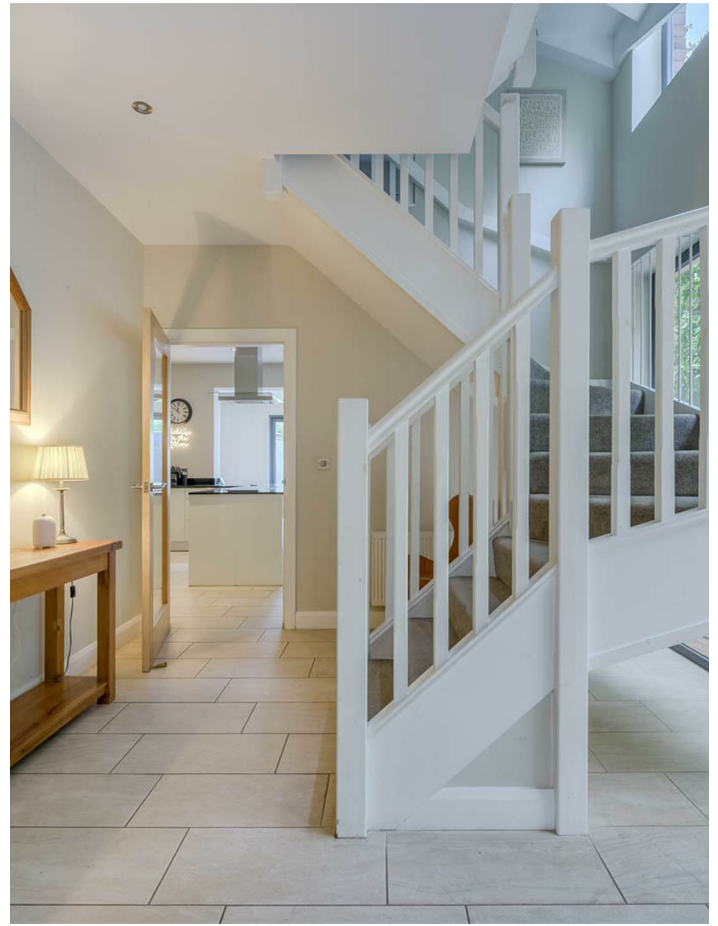
Externally, the home benefits from a brick-paved driveway to the front, a side pathway, and a generous brick-paved patio area to the rear, perfect for outdoor entertaining. The south-facing garden enjoys excellent sunlight throughout the day and is finished in low-maintenance artificial lawn – ideal for busy households or those seeking an easy-care outdoor space.

Situated in a quiet, tree-lined street within close proximity to leading schools, Stormont Estate, local shops, and excellent transport links, this is a rare opportunity to secure a substantial, turn-key property in one of East Belfast's most desirable neighbourhoods.



KEY FEATURES

- Stunning Contemporary Semi-Detached Home Extending to Approximately 2,250 Square Feet in a Highly Sought-After Residential Location, Constructed in 2016
- Bright And Spacious Accommodation Throughout, Designed to Maximise Natural Light with Modern, Open-Plan Living Spaces
- Impressive Entrance Hallway with Contemporary Finishes and a Sense of Space That Sets the Tone for the Rest of the Home
- Lounge With Dual Aspect Windows, Perfect for Family Relaxation or Entertaining Guests
- Modern Fitted Kitchen with High-Quality Appliances, Ample Storage, And Open Access to Dining and Family Areas
- Generous Living Room with Boxed Skylight and Aluminium Sliding Patio Doors to Rear Garden
- Well-Proportioned Bedrooms Across Multiple Floors, Including A Luxurious Master Suite with Ensuite Bathroom
- Sleek, Tiled Bathrooms with Contemporary Sanitary Ware and High-End Finishes Throughout
- Brick-Paved Driveway to the Front Providing Off-Street Parking for Multiple Vehicles
- Side Pathway Leading to a Beautifully Landscaped Rear Garden with Brick-Paved Patio Area Perfect for Outdoor Dining
- South-Facing Rear Garden Laid in Artificial Lawn for Year-Round Use and Low Maintenance Enjoyment
- Gas Central Heating and Nest Learning Thermostat



ROOM DETAILS

ENTRANCE	Living Room:	Bedroom Three:
GROUND FLOOR	16'6" x 15'1"	10'10" x 7'8"
Spacious Reception Hall:	Stairs to First Floor	Stairs to Second Floor
Downstairs WC:	Landing:	Landing:
Lounge:	FIRST FLOOR	SECOND FLOOR
16'6" x 11'9"	Principal Bedroom:	Shower Room:
Modern Fitted Kitchen with Dining Area:	16'6" x 11'9"	Bedroom Four:
17'10" x 13'10"	Dressing Room:	17'10" x 9'5"
Utility Room:	9'9" x 6'8"	Bedroom Five:
6'10" x 6'8"	Luxury En Suite:	15'9" x 10'10"
	Bathroom:	OUTSIDE
	Bedroom Two:	Outside:
	10'10" x 10'2"	



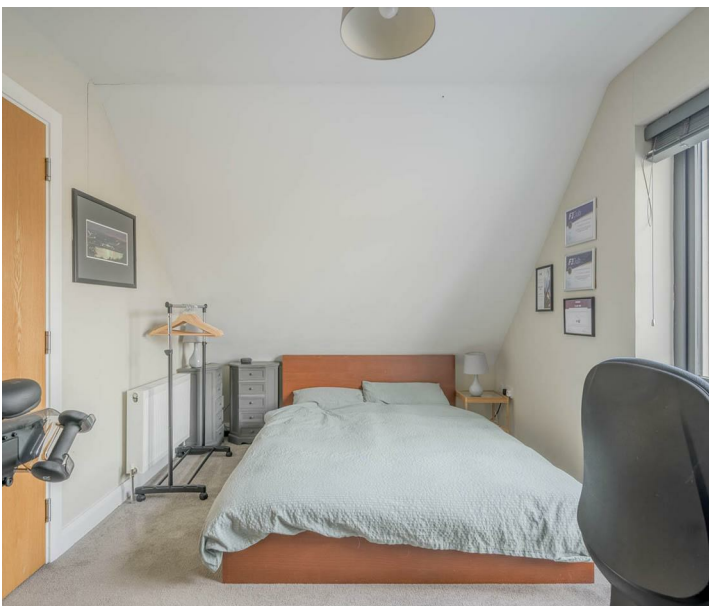


FLOOR PLANS



TOTAL FLOOR AREA : 2238 sq.ft. (207.9 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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DIRECTIONS

Travelling Countrybound along the Upper Newtownards Road, continue through the Castlehill Road traffic lights, Knockburn Park is on the right hand side after Thornhill Drive. No 17 is situated on the right hand side.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
Northern Ireland	84	89
		EU Directive 2002/91/EC

OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk JOHNMINNIS.CO.UK     

