



5 NORWOOD AVENUE

Belfast BT4 2EE

Offers Over
£380,000



SEMI - DETACHED | 3  | 2  | 2 

Located within one of Belfast's most sought-after residential areas, this superb three-bedroom semi-detached property offers a wonderful blend of period character and contemporary design. Finished to an exceptional standard throughout, this home is ready to move into and enjoy, offering stylish and practical living for the modern family.

KEY FEATURES

- Beautifully Presented Three Bedroom Semi Detached Home Offering Elegant and Contemporary Living Spaces
- Situated within a Highly Desirable and Convenient Residential Location in East Belfast
- Welcoming Entrance Hall Leading to Two Exceptionally Finished Reception Rooms
- Bright Lounge Featuring Bay Window, Period Detailing and an Elegant Feature Fireplace
- Open Plan Living / Dining Room Featuring Vaulted Ceiling, Skylight and Gas Stove
- Bespoke Fitted Kitchen Featuring Integrated Appliances and Access to Rear Garden
- Three Well Proportioned Bedrooms Beautifully Decorated in a Calming Neutral Palette
- Luxury Family Bathroom Featuring Freestanding Bath, Walk In Shower and Contemporary Tiling
- Professionally Landscaped Rear Garden Featuring Decking, Raised Lawn and Mature Planting
- Stylish Garden Room Providing the Perfect Space for a Home Office, Gym or Studio
- Off Street Driveway Parking and Enclosed Rear Garden Offering Privacy and Tranquillity
- Pvc Double Glazing and Gas Heating
- Close to Leading Schools, Local Cafés, Shops and Excellent Transport Links to Belfast City Centre



ROOM DETAILS

ENTRANCE

GROUND FLOOR

Entrance Hall

Downstairs WC

Front Lounge

14'5" x 12'6"

*Living Room Open
to Dining Room*

19'8" x 11'2" at widest
points

Kitchen

16'5" x 8'11"

FIRST FLOOR

Stairs to First Floor

Landing

Roofspace

Bedroom One

14'5" x 12'6"

Bedroom Two

12'2" x 11'4"

Bedroom Three

9'5" x 7'7"

Bathroom

OUTSIDE

Outside

Garden Room

Detached Garage



DIRECTIONS

Travelling along the Holywood Road in the direction of Belfast City Centre, turn left on to Sydenham Avenue. Take the second left on to Norwood Avenue. Number 5 is located 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		71	80
		EU Directive 2002/91/EC	

OUR BRANCHES

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