

7 Knutsford Drive , Belfast, BT14 6LZ

Offers Over £309,950

Stunning Period Detached Villa Set Within A Tree Lined Avenue In This Much Admired Location.

A beautifully presented period red brick detached residence situated within this highly regarded and sought after residential location. The generously proportioned interior comprises 4 bedrooms, 3 reception rooms, luxury fitted kitchen, downstairs shower room with wc and contemporary white bathroom suite with separate wc. The dwelling further offers spacious entrance hall with original leaded light detail, corniced ceilings, gas fired central heating and single glazed sash windows. The property has been sympathetically modernised and improved in recent years whilst taking care to retain as much period detail as possible and overflows with superb features. Delightful private mature gardens combines with a most sought after location with leading schools, excellent shopping, Cliftonville golf club and Queen Mary Gardens all within walking distance makes this the perfect family home - Early Viewing is highly recommended.

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	47	55
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

7 Knutsford Drive

, Belfast, BT14 6LZ



- Stunning Red Brick Period Detached Residence
- Contemporary Downstairs Shower Room
- Single Glazed Sash Windows
- Most Sought After Location
- 4 Bedrooms 3 Reception Rooms
- Contemporary White Bathroom Suite
- Many Period Features
- Luxury Fitted Kitchen
- Gas Central Heating
- Delightful Private Gardens

Enclosed Entrance Porch

Hardwood entrance door, ceramic tiled floor.

Entrance Hall

Original vestibule door and window with leaded light detail, ceramic tiled floor, cornice ceiling, built-in storage.

Lounge

17'3" x 11'7" (5.27 x 3.55)

Into bay, attractive fireplace with tiled hearth, picture rail, cornice ceiling, exposed timber floor, double panelled radiator.

Dining Room

17'6" x 11'11" (5.35 x 3.65)

Attractive fireplace with tiled hearth, picture rail, exposed timber floor, double panelled radiator.

Family Room

12'5" x 12'0" (3.80 x 3.66)

Hole in wall fireplace, picture rail, wood laminate floor, double panelled radiator.

Kitchen

10'5" x 10'4" (3.19 x 3.16)

Single drainer stainless steel sink unit,

extensive range of high and low level units, cooker space, stainless steel extractor fan, integrated fridge freezer, plumbed for washing machine, original ceramic tiled floor, partially tiled walls, hardwood door to rear, double panelled radiator.

Rear Lobby

Original ceramic tiled floor, built-in cupboard, double panelled radiator.

Downstairs Shower Room

Modern white suite comprising walk-in shower, thermostatically controlled telephone handset shower unit, pedestal wash hand basin, low flush wc, partly tiled walls, original ceramic tiled floor, double panelled radiator.

First Floor

Picture rail, built-in cupboard.

Bathroom

Luxury white suite comprising panelled bath, shower screen, telephone handset shower, vanity unit, partly tiled walls, wood laminate floor, built-in cupboard, double panelled radiator.

WC

Contemporary white suite comprising low flush Wc, wood laminate floor, tiled splash back, access top roof space.

Bedroom

11'5" x 11'2" (3.50 x 3.41)

Attractive fireplace, picture rail, double panelled radiator.

Bedroom

16'0" x 14'11" (4.88 x 4.55)

Into bay, picture rail, fireplace with wooden surround, double panelled radiator.

Bedroom

13'6" x 14'11" (4.12 x 4.56)

Into bay, fireplace with wooden surround, picture rail, double panelled radiator.

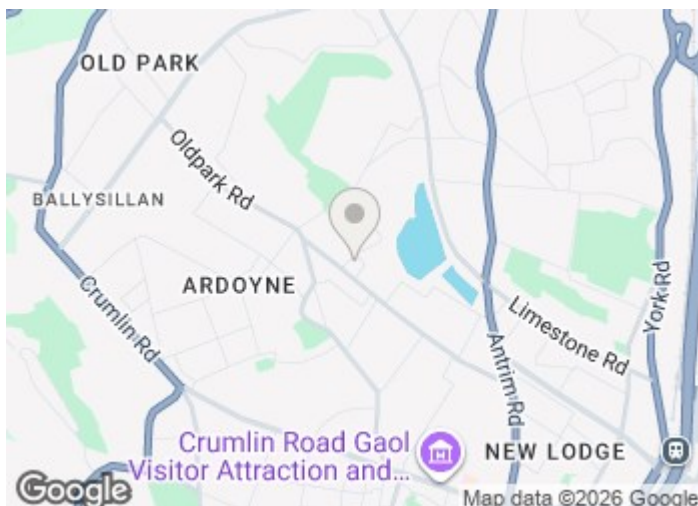
Bedroom

11'2" x 10'8" (3.41 x 3.26)

Picture rail, double panelled radiator.

Outside

Gardens front and rear in mature lawn, shrubs, flowerbeds and mature hedging, patio area, outside light and tap.

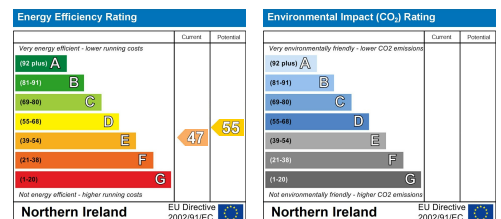


Directions



Floor Plan

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