



This attractive detached family home is tucked away in a quiet cul-de-sac and is within walking distance of excellent local schools and amenities.

Both reception rooms are of a good size whilst the bright kitchen is large enough to incorporate a casual dining area and boasts an impressive sunroom area with feature vaulted ceiling.

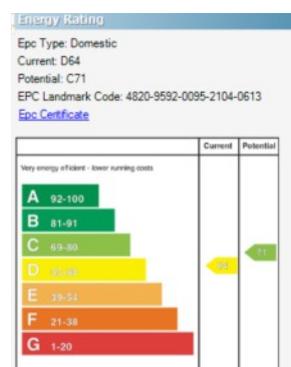
Externally this is complemented by a detached garage, gated driveway parking and a private and enclosed rear garden in lawn.

Houses in this highly regarded development rarely come on to the open market so we would recommend early inspection.

Offers Over
£425,000

7 Orby Grange,
BELFAST,
BT5 5PR

Viewing by
appointment with
& through agent
028 9065 0000





- Spacious family detached home in quiet cul de sac location
- Lounge with feature fireplace and coal effect gas fire
- Living room
- Kitchen with range of built in appliances and casual dining area
- Sunroom with feature vaulted ceiling and access to garden
- Separate utility room with large storage cupboard
- Four bedrooms, principal with ensuite
- Modern family bathroom/Ground floor WC
- Gas central heating/uPVC Double glazing
- Garden in lawn to front and rear
- Gated driveway parking leading to detached garage
- Within walking distance of leading local primary and secondary schools

The Property Comprises:

Ground Floor

Glazed front door with glazed side panels to . . .

ENTRANCE HALL: Tiled floor, low voltage spotlights.

DOWNSTAIRS W.C.: White suite comprising vanity sink unit, low flush wc, fully tiled walls.



LIVING ROOM: 15' 0" x 9' 8" (4.57m x 2.95m) Laminate wood effect floor.



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LOUNGE: 16' 1" x 12' 3" (4.9m x 3.73m) Feature fireplace with gas coal effect fire and slate hearth, laminate wood effect floor. Glazed double doors to . . .



KITCHEN/DINING: 18' 11" x 9' 8" (5.77m x 2.95m) Modern fitted kitchen with range of high and low level units, four ring electric hob, stainless steel extractor hood, electric double oven, Integrated fridge and freezer, integrated dishwasher, integrated wine rack, part tiled walls, tiled floor. Casual dining area open plan to . . .



SUN ROOM: 13' 6" x 12' 8" (4.11m x 3.86m) Feature vaulted ceiling, tiled floor, glazed double doors to rear.

UTILITY ROOM: 9' 7" x 5' 9" (2.92m x 1.75m) High level units, tiled floor, glazed uPVC door to rear, low voltage spotlights, generous storage cupboard with gas boiler.



First Floor

LANDING: Access to fully floored roofspace via Slingsby style ladder.



BEDROOM (1): 16' 6" x 9' 7" (5.03m x 2.92m) Built-in Slideroles, laminate wood effect floor.

ENSUITE SHOWER ROOM: White suite comprising vanity sink unit, low flush wc, shower cubicle with electric shower, part tiled walls, tiled floor, Velux window.



BEDROOM (2): 14' 11" x 8' 10" (4.55m x 2.69m) Laminate wood effect floor.

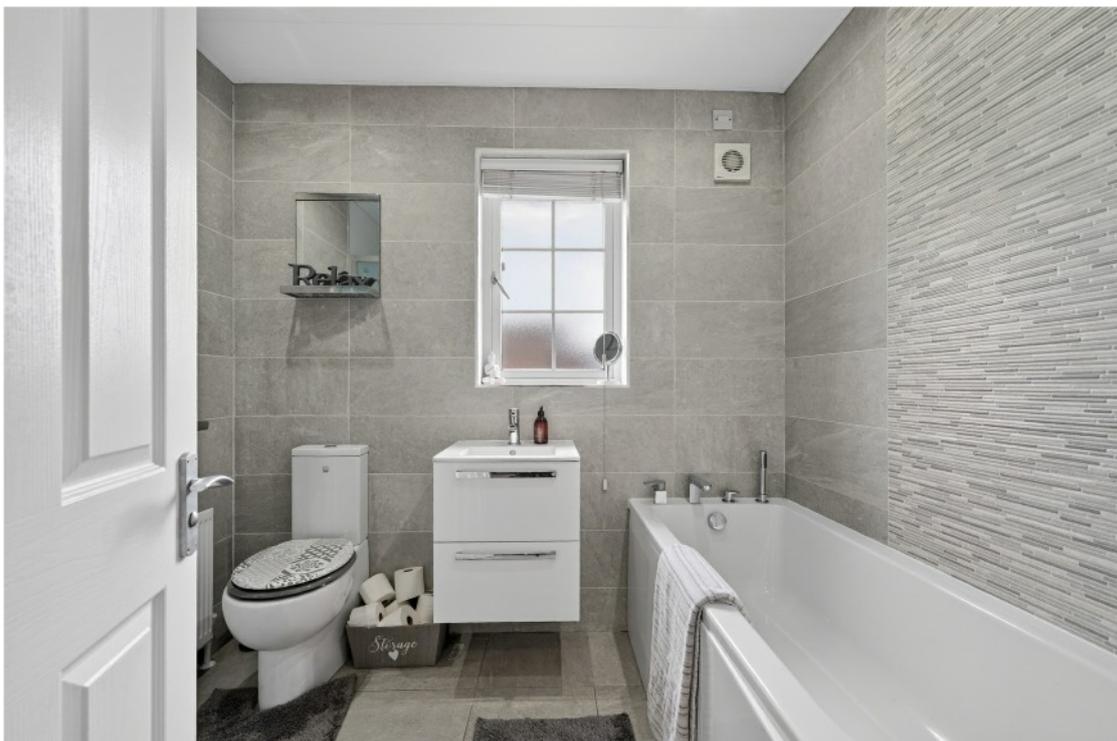
BEDROOM (3): 11' 1" x 10' 9" (3.38m x 3.28m) Laminate wood effect floor.



BEDROOM (4): 11' 5" x 9' 0" (3.48m x 2.74m)
(at widest points). Laminate wood effect floor.



BATHROOM: Modern white suite comprising vanity sink unit, low flush wc, bath, shower cubicle with rainfall shower head and telephone hand shower, fully tiled walls, tiled floor, low voltage spotlights.



Outside

FRONT: Garden in lawn.

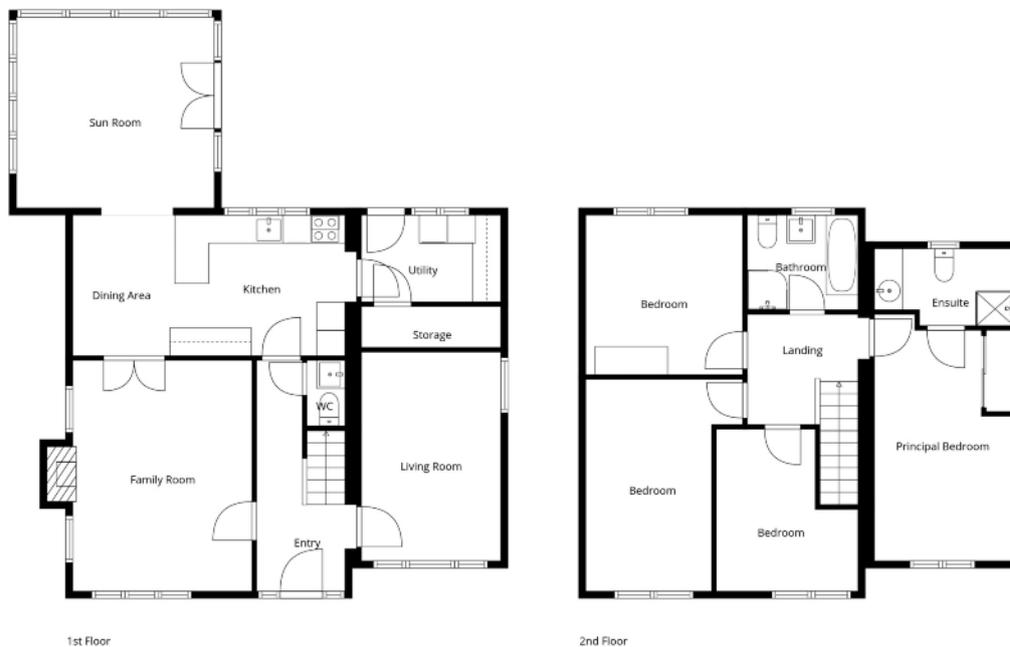
REAR: Garden in lawn, outside tap and light. Gated driveway leading to . . .

DETACHED GARAGE: Roller door, plumbed for washing machine, light and power, side door.



Location:

From Ballyhackamore direction, turn left onto North Road and continue over roundabout on to Grand Parade. Turn right before Castlereagh Road lights into Orby Drive and then right into Orby Park. Orby Grange is second on the left.



Sizes And Dimensions Are Approximate. Actual May Vary.

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