



**4 KNOCKBRACKEN GARDENS,
CARRYDUFF, BT8 8FQ**



Knockbracken Gardens is an exclusive gated development of only four similar detached properties. Number four occupies a prime end of cul de sac setting offering extra space and private aspects.

Recently constructed in 2021, the property had many additional features added during construction and now offers a most impressive specification and contemporary interior making it a most outstanding and stylish family home.

The spacious accommodation extends to approximately 1650 square feet and boasts a fabulous kitchen and dining area with open plan to family living area and four well proportioned bedrooms, two of which have shower room en suite. The rear garden is laid in lawn and two large patio areas with south westerly and private aspects.

Located just off the Manse Road in Carryduff, this highly desirable location is perfect for those seeking convenience to schools and easy commuting to Belfast city centre, nearby amenities include Lets Go Hydro complex, many local shops, restaurants and other attractions.

This sale represents a rare opportunity to acquire a stunning family home in a prime location, early viewing is highly recommended.

PRICE: OFFERS OVER £419,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING TBC

REF:DL20042621HG

- Spacious Lounge With Bay Window And Log Effect Gas Fire
- Luxury Fitted Kitchen/Dining Area With Range Of Integrated Appliances
- Open Plan Family Room With Patio Doors And Roof Windows
- Utility Room With Range Of Built In Units
- Entrance Hall With Cloakroom With Low Flush Suite
- Four Spacious Bedrooms (Two With Luxury Shower Room En Suite)
- Luxury Bathroom With Freestanding Bathtub And Large Shower Cubicle
- Generous Rear Garden With South Westerly And Private Aspects
- Gas Fired Central Heating And PVC Double Glazing
- Brickset Driveway With Ample Space For Two Cars

ACCOMMODATION:

Measurements are approximate

ENTRANCE HALL: Composite entrance door and side panels. Ceramic tiled floor. Recessed spotlights. Storage under stairs with light.

CLOAKROOM: Low flush suite. Close couple low flush WC. Pedestal wash hand basin. Mono style mixer tap. Ceramic tiled floor. Part tiled walls.

LOUNGE:

4.71m (15'5") x 3.93m (12'11")

Measurement taken into bay window. Wall mounted log effect gas fire.

LUXURY FITTED KITCHEN AND DINING AREA:

4.75m (15'7") x 7.20m (23'7")

Measurement taken to widest points. Excellent range of high and low level units. Quartz worktops and upstands. Stainless steel sink unit. Swan neck mixer tap. Integrated oven and microwave. Large touch control induction hob with extractor canopy. Integrated dishwasher. Integrated wine cooler. Integrated fridge freezer. Wood effect ceramic tiled floor. Recessed spotlights. Open plan to family room.

FAMILY ROOM:

2.88m (9'5") x 2.70m (8'10")

Two large roof windows. PVC double glazed double doors leading to patio and rear garden. Wood effect ceramic tiled floor.

UTILITY ROOM: Range of built in units. Single drainer stainless steel sink unit. Mono style mixer tap. Plumbed for washing machine. Worcester gas combi boiler.



FIRST FLOOR:

BEDROOM 2:
3.78m (12'5") x 2.97m (9'9")

LUXURY SHOWER ROOM EN-SUITE:
Quadrant shower cubicle. Thermostatic shower. Vanity unit with wash hand basin and mono style mixer tap. Tiled splashback. Close couple low flush WC. Tiled floor. Chrome finish heated towel rail.



BEDROOM 3: 3.09m (10'2") x 3.07m (10'1")

BEDROOM 4: 2.97m (9'9") x 2.8m (9'2")

LUXURY TILED BATHROOM: Free standing bathtub. Mixer tap and shower attachment. Large shower enclosure with thermostatic shower, drencher head and shower attachment. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush WC. Feature marble wall and floor tiling. Recessed spotlights. Heated towel rail.



SECOND FLOOR:

BEDROOM 1: 4.45m (14'7") x 3.57m (11'9")
Measurement taken to include range of built in robes. Two large roof windows with panoramic views towards Mourne Mountains and Slieve Croob.

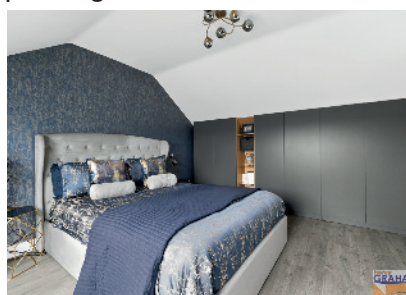
LUXURY SHOWER ROOM EN-SUITE: Quadrant shower cubicle with thermostatic shower. Vanity unit with ceramic wash bowl. Close couple low flush WC. Roof window. Tiled walls and floor. Chrome finished heated towel rail.



Landing with adjoining walk in robe with light and access to eaves storage.

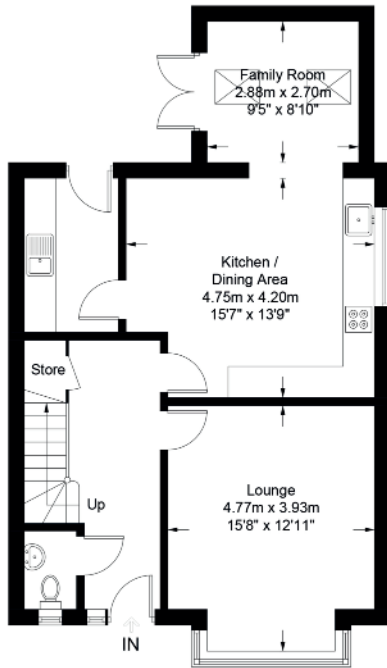
OUTSIDE:

Exclusive gated development of only four similar properties. Spacious setting with front garden laid in lawn and shrubs in gravel beds. Paved paths. Brickset parking area for two cars with outside power point. Side garden laid in lawn. Spacious and South facing rear garden laid in lawn and shrubs. Two paved patio areas with southerly and westerly aspects. Outside tap and lights.

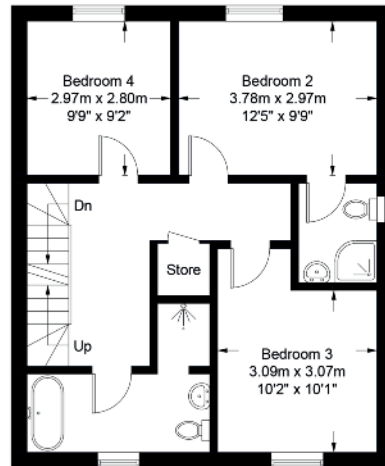


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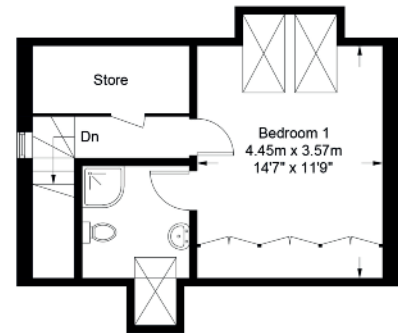
Approximate Gross Internal Area = 153.3 sq m / 1650 sq ft



Ground Floor
715 sq ft / 66.4 sq m



First Floor
595 sq ft / 55.3 sq m



Second Floor
340 sq ft / 31.6 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1293450)



TENURE: We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2026 to March 2027 £2238

SERVICE CHARGE: A service charge of £599 per annum (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

DIRECTIONS: From Saintfield Road turn into Manse Road and then right into Knockbracken Crescent, Knockbracken Gardens is on the right

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