

simon**BRIEN**
RESIDENTIAL

20 Queensway Park,
Derriaghy, BT17 9HP



Asking Price £375,000

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KEY FEATURES

- Superb Extended Detached Home Located On Corner Site In Quiet Cul de Sac
- Sought After Development Close To Leading Primary And Grammar Schools, Motorway And Public Transport Networks
- Living Room With Granite Fireplace & Arrow Multifuel Stove
- Recently Fitted Luxury Fitted Kitchen With Island Unit & Quartz Worktops Open To Dining Area
- Sunroom With Double uPVC Doors To Garden
- Four Good Sized Bedrooms, Three With Built In Furniture, Master With Fully Tiled Ensuite Shower Room
- Luxury Family Bathroom
- Gas Fired Central Heating
- Oak Effect uPVC Double Glazed Windows
- Oak Doors & Architraves
- Alarm System
- Ample Driveway Parking
- Integral Garage Plumbed For Utility Services
- Private Enclosed Gardens With Patio Areas And Lawns
- Little To Do But Move In!

SUMMARY

This fine extended detached home is well suited to the young professional or growing family wanting to set up home in a private yet convenient location. Queensway is close to leading schools and transport links.

The internal accommodation is bright and spacious to include living room, beautiful recently fitted kitchen open to dining area, sunroom, downstairs WC, four bedrooms, master with ensuite and contemporary family bathroom.

Outside there is a driveway and garage. The gardens are private to the rear of the home, set in lawns and paved patio areas.

Viewing is highly recommended by private appointment. Please contact our Lisburn Road office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR



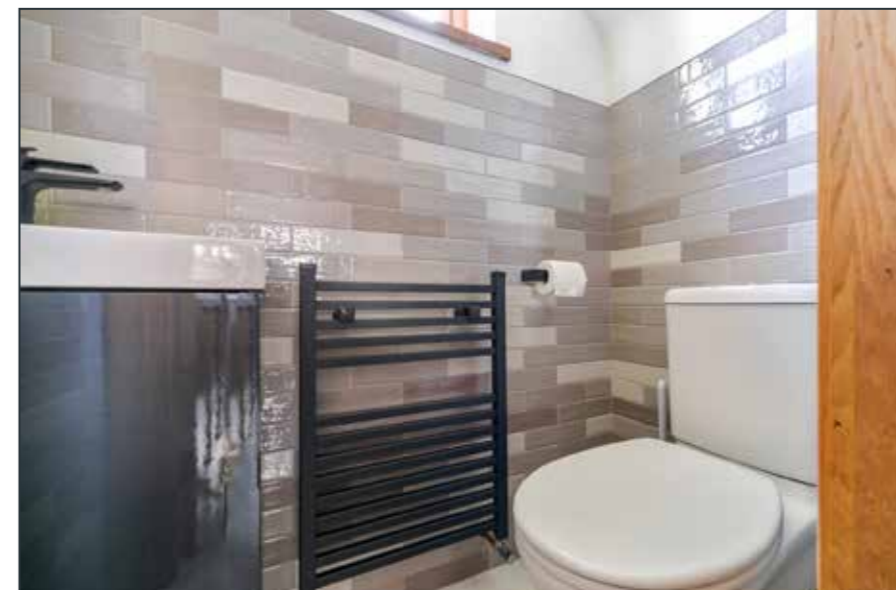
RECEPTIONAL HALL:

uPVC double glazed front door and double glazed side panels to reception hall with understairs storage cupboard



DOWNSTAIRS WC:

Low flush WC, pedestal wash hand basin with vanity unit, half tiled wall and extractor fan



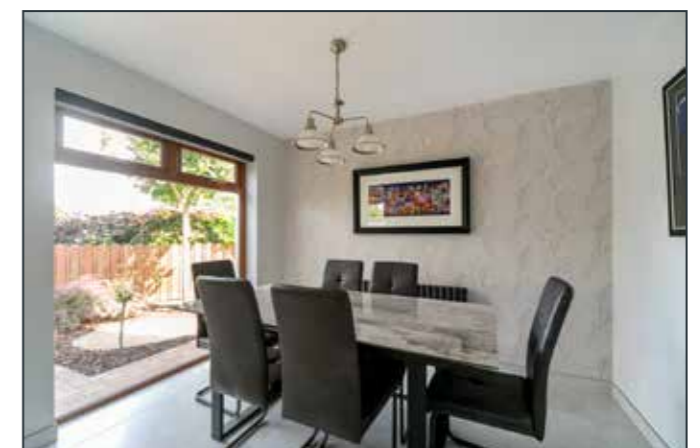
LIVING ROOM:
16' 6" x 12' 4" (5.03m x 3.76m)

Wooden floor, cornice ceiling, granite fireplace and hearth with 'Arrow' multifuel



KITCHEN/DINING AREA:
19' 7" x 17' 4" (5.97m x 5.28m)

Range of high and lo level units whirlpool oven/microwave, 5 ring gas hob and glass extractor fan, quartz worktops with underlights, Hotpoint integrated dishwasher, inset stainless steel sink unit, low voltage recessed spotlighting, integrated full length fridge and freezer



SUN ROOM:
13' 11" x 10' 12" (4.24m x 3.35m)

Tiled floor, low voltage recessed spotlighting, double uPVC doors leading to paved patio



FIRST FLOOR

LANDING:

Access via pull down ladder to floored roofspace, shelved hotpress

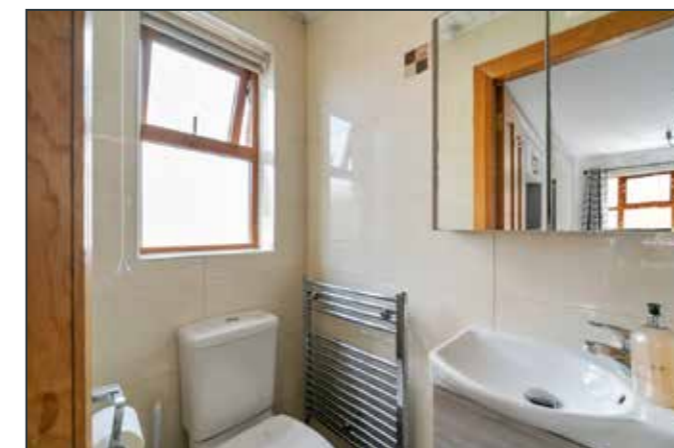


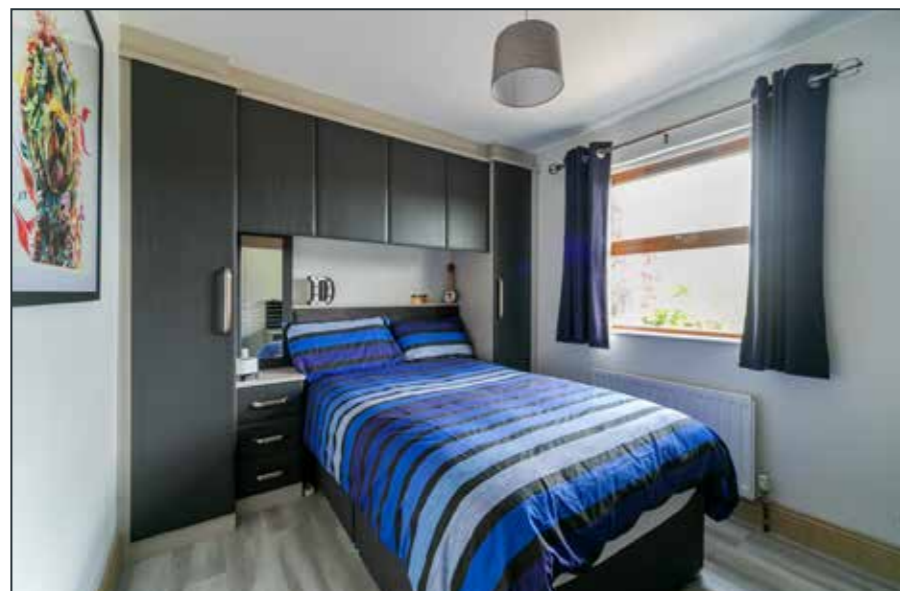
MAIN BEDROOM:
14' 10" x 10' 11" (4.51m x 03.32m)

Laminate wood floor, good selection of built in furniture

FULLY TILED ENSUITE SHOWER ROOM:

Low flush WC, pedestal wash hand basin with vanity unit, shower pod style shower with rain head attachment, telephone hand shower, chrome heated towel rail and low voltage recessed spotlighting





BEDROOM (2):
11' 5" x 8' 8" (3.47m x 2.64m)

Built in furniture and desk, laminate wood floor



BATHROOM:

Ceramic tiled floor, half tiled wall, low flush WC, pedestal wash hand basin with vanity unit, bath with telephone hand shower, fully tiled shower cubicle, low voltage recessed spotlighting



BEDROOM (3):
9'9" x 7'10" (2.96m x 2.40m)

Laminate wood floor, built in sliderobes



BEDROOM (4):
8' 9" x 8' 7" (2.66m x 2.61m)

Laminate wood floor

OUTSIDE

On a corner plot with enclosed garden. Tobermore driveway paved stone sitting area and path. Garden in lawn with a selection of plants, shrubs and hedging. A shed, outside tap and light, power sockets.

ATTACHED GARAGE
21' 4" x 9' 11" (6.50m x 3.02m)

Electric roller shutter door, power and light, range of high and low level units, plumbed for washing machine, space for tumble dryer and ferrol gas boiler



