

simon**BRIEN**
RESIDENTIAL

22 Seapark Lane,
Holywood, BT18 0LA



Asking Price £697,500

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KEY FEATURES

- Fine detached property set within exclusive development of four homes with electric gated entrance
- Spacious accommodation and carefully considered detailing and finishes throughout
- Open plan living, kitchen, dining area with double doors to rear patio and garden
- Luxury fitted kitchen with range of integrated appliances and island unit with breakfast bar
- Separate sitting room
- Three double bedrooms on first floor
- Principal suite with ensuite shower room and dressing room
- Family bathroom with four piece suite
- Utility / hot press on first floor
- Downstairs cloakroom
- Range of fitted plantation shutters throughout the property
- Utility room with side access
- Private and enclosed westerly facing gardens to rear in lawn with large patio area and raised shrub beds
- Garden room with power and light
- Garden shed
- Alarm system fitted
- Electric car charging point
- Gas fired heating – Underfloor heating to the ground floor
- Within walking distance to Seapark playpark and grounds, stunning coastal walks and beach

SUMMARY

Seapark Lane is an exclusive development of four luxurious detached homes with gated entrance. We are delighted to offer to the market this fine example of spacious open plan living with high quality finishes throughout, sure to appeal to any discerning buyer.

The property accommodation comprises open plan kitchen, living and dining area with double doors opening on the rear patio and westerly facing rear garden. The kitchen has an excellent range of integrated appliances and large island unit with breakfast bar seating, it is open to a large dining space and living area with gas stove. In addition there is a separate sitting room to the front of the house, a utility room with access to the side driveway and a cloakroom. On the first floor the property currently offers principal suite with luxury shower room and dressing room with two further bedrooms and family bathroom with contemporary white suite. In addition there is a first floor utility room and access to the partially floored roofspace.

Outside to the rear the gardens have been landscaped with raised shrub beds with an irrigation system fitted and feature lighting, there is a large patio space with the perfect orientation for afternoon and evening sunshine. For those who require extra space for an home office or playroom there is a standalone garden room. Also a large garden shed with power and light. To the front is driveway parking, mature shrub beds and lawn.

Positioned a minute's walk from the beaches and coastal walks of North Down and less than 10 minutes walk from the thriving and buoyant Holywood town centre, Seapark Lane is a sought after address in one of Northern Ireland's most desirable postcodes.

The local area boasts the eminent Royal Belfast Golf Club and Royal North of Ireland Yacht Club and a fantastic array of shops and award winning bars and restaurants in which to relax and unwind, including The Bay Tree, Fontana and the Dirty Duck to name a few. Excellent schools are also within easy reach and a variety of activities within Seapark including tennis courts, a bowling green, putting green and enclosed children's playground are also on your doorstep.



GROUND FLOOR

ENTRANCE HALL:

14' 11" x 6' 6" (4.55m x 1.98m)

Herringbone style ceramic tiled floor, composite front door with glazed side panels and fan light.



CLOAKROOM:

WC and semi pedestal sink unit, ceramic tiled floor, mixer taps, tiled splashback, extractor fan.



LIVING ROOM:

10' 8" x 10' 8" (3.25m x 3.25m)

Fitted plantation shutters.

OPEN PLAN KITCHEN/LIVING/DINING ROOM:

30' 3" x 28' 11"

(9.22m x 8.81m) (L shaped, at widest points)

Bespoke fitted kitchen with granite worktops, stainless steel sink unit with mixer taps and Quooker hot water tap, integrated dishwasher, four ring gas hob with concealed extractor hood, integrated double oven and microwave, integrated larder fridge, integrated freezer, integrated wine fridge, island with breakfast bar seating. Dining space for 8-10. Living space with gas stove and slate hearth and fitted plantation shutters. Wood effect tiled floor. Recessed lighting. Double opening patio doors to the rear.





**UTILITY ROOM:
7' 8" x 5' 9" (2.34m x 1.75m)**

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units, integrated Weissman combi gas boiler, glazed patio door to driveway.

Stairs to first floor landing.



**BEDROOM (1):
18' 2" x 12' 6" (5.54m x 3.81m)**

Fitted plantation shutters.

**ENSUITE SHOWER ROOM:
7' 4" x 5' 2" (2.24m x 1.57m)**

Luxury suite comprising: Fully tiled shower cubicle with dual head thermostatic shower unit, low flush WC, vanity sink unit with mixer taps, tiled splashback and illuminated wall mirror above, chrome heated towel rail, recessed lighting, extractor fan, ceramic tiled floor.



FIRST FLOOR

LANDING:

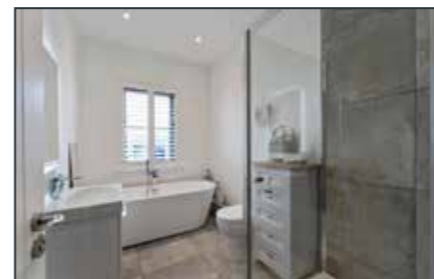
Slingsby style ladder to partially floored roofspace.

**UTILITY ROOM:
8' 5" x 7' 2" (2.57m x 2.18m)**

Plumbed for washing machine, recess for tumble dryer, range of built in shelving.

**BATHROOM:
10' 4" x 6' 6" (3.15m x 1.98m)**

Luxury white suite comprising, feature stand alone bath with mixer taps and telephone hand shower, fully tiled shower cubicle with dual head thermostatic shower unit, low flush WC, vanity sink unit with mixer taps, tiled splashback and illuminated wall mirror above, , chrome heated towel rail, recessed lighting, extractor fan, ceramic tiled floor.





DRESSING ROOM:
11' 2" x 10' 4" (3.4m x 3.15m)
Glimpses of Belfast Lough. Fitted sliding wardrobes.



BEDROOM (2):
14' 3" x 12' 0" (4.34m x 3.66m)
Glimpses of Belfast Lough. Fitted sliding wardrobes.



BEDROOM (3):
12' 0" x 10' 5" (3.66m x 3.18m)
Glimpses of Belfast Lough.



OUTSIDE

GARDEN SHED:
12' 0" x 7' 10" (3.66m x 2.39m)
Power and light.

GARDEN ROOM:
12' 5" x 9' 0" (3.78m x 2.74m)
Wood laminate floor. Power and light.





TO THE REAR

Landscaped and mature gardens with raised shrub beds with irrigation system and feature lighting. Large patio with sunny westerly aspect. Water supply. Outdoor lighting.

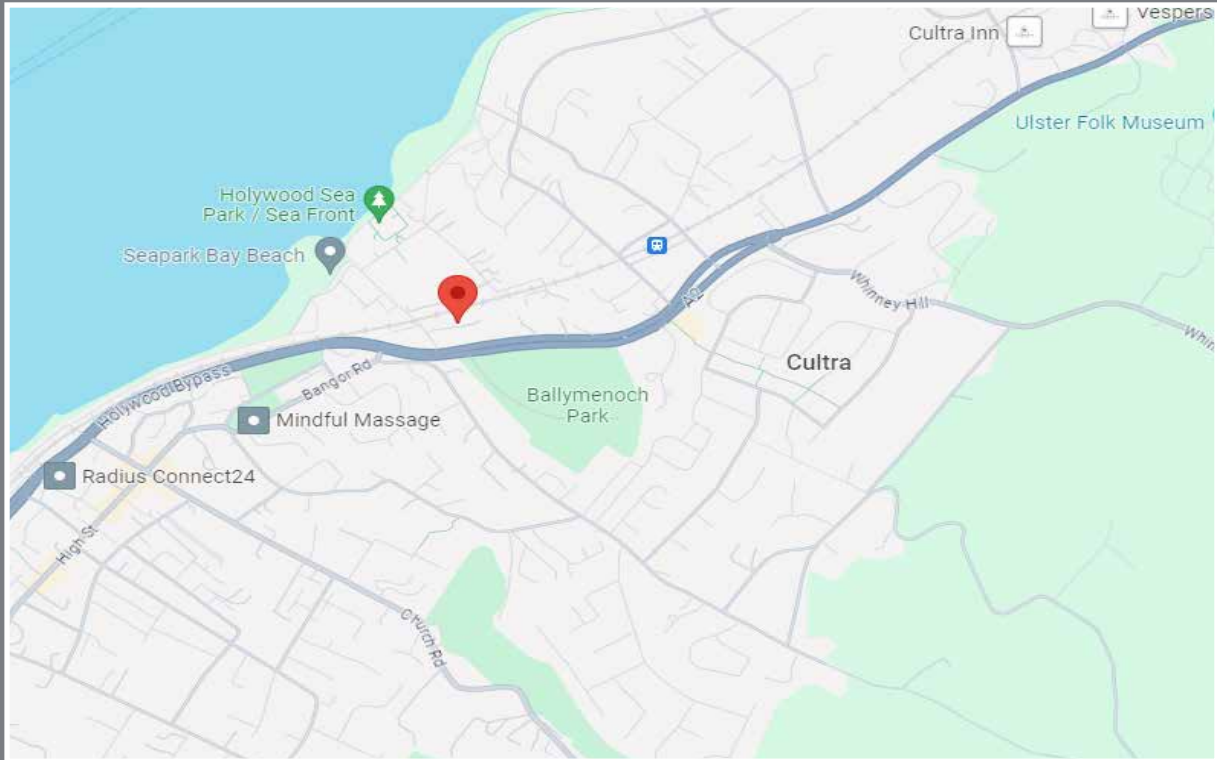


TO THE FRONT

To the front is a gated entrance to development leading to private driveway parking, mature shrub beds and lawn.



Location



Turn right off Seapark Road into Seapark Lane. The property is the first on the left hand side on entry through the electric gates.

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com

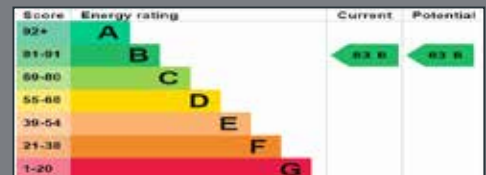


Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: TB/F/24/MB



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