



A handsome detached residence built circa 1920, occupying a prime corner site between Hawthornden Road and Knocklofty Park – one of East Belfast's most sought after tree lined parks.

Having been the subject of a generous extension, the property has been sympathetically modernised throughout. Accommodation briefly comprises two reception rooms, utility, cloaks WC and upstairs; Four bedrooms, two of which have ensuite facilities plus main luxury bathroom. An impressive Kitchen (Bespoke Orlee Kitchen) – Dining – Snug extension to the rear blends seamlessly with the character and fabric of the building yet lends itself perfectly to modern family living. Many original architectural features remain including original tiled entrance hall, exposed timber flooring, high cornice ceilings plus leaded windows within the hallway. Finished to a high standard of specification, the property has been tastefully decorated in neutral tones throughout. Externally, electric gates from Hawthornden Road leads to a tarmac driveway affording ample parking plus garden in lawn to the side and rear.

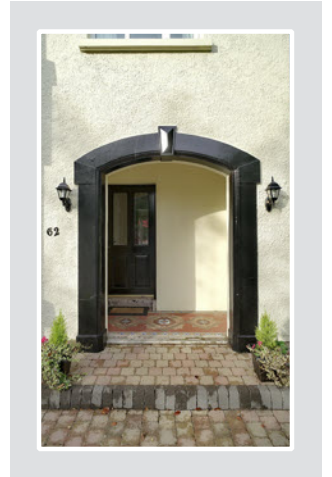
Situated within a mature, leafy suburb in the heart of Belmont, the property is within close proximity to a wealth of amenities including Ballyhackamore village, Belmont village, The Ulster Hospital, Stormont Parliament Buildings, beautiful grounds of Stormont Estate, David Lloyd Leisure and several leading primary and secondary schools. Also, only a short commute Belfast City Centre via several arterial routes. All in all, a beautiful period home positioned within a highly

Offers Around  
**£525,000**

62 Knocklofty Park,  
Belmont,  
Belfast,  
BT4 3ND

Viewing by  
appointment with  
& through agent  
028 9042 4747

- Handsome Detached Residence built circa 1910
- Occupying a prime site on the corner of Hawthornden Road and Knocklofty Park
- Extended and sympathetically modernised
- Many original architectural features have been retained
- High standard of finish and specification
- Tastefully decorated in neutral tones
- Hallway
- Drawing Room
- Dining Room
- Open Plan Kitchen – Dining – Snug
- (Bespoke Orlee fitted Kitchen with range of built-in appliances / Dining area with double doors to exterior / Snug with open fire, brick chamber and sleeper mantle)
- Utility / Cloaks WC
- Four Bedrooms - (Master with Ensuite plus walk in robe, Bedroom 2 also with ensuite)
- Luxury Bathroom with 4-piece suite
- Gas Central Heating
- Electric gates / Tarmac driveway / Garden in lawn
- Mature, sought after leafy suburb
- Ideal for families and those wishing to commute





## The Property Comprises:

### Entrance

ENTRANCE PORCH: Original Period Tiled Floor. Hardwood Double Glazed Front Door.

### Ground Floor

ENTRANCE HALL:

CLOAKROOM:



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DRAWING ROOM: 17' 9" x 13' 9" (5.4m x 4.2m) (Into bay window) - Traditional fireplace with carved pine surround, cast iron inset and hearth, brick chamber, multi-fuel stove, cornice ceiling, exposed timber flooring.





DINING ROOM: 17' 9" x 11' 10" (5.4m x 3.6m) (Into side bay) - Built-in glazed dresser, cornice ceiling, exposed timber flooring.





KITCHEN OPEN PLAN TO DINING OPEN PLAN TO SNUG: 35' 1" x 22' 8" (10.7m x 6.90m) (at widest points) - Bespoke Orlee shaker style kitchen with excellent range of high and low level units, glazed display cabinets and matching island, cooker recess with shelving and canopy, Range cooker with 5 ring gas hob, double oven, ceramic sink with mixer tap, granite worktop and drainer, built-in fridge, built-in dishwasher, tiled upstands, concealed lighting, ceramic tiled floor, underfloor heating. From dining hardwood double glazed doors to exterior.





SNUG: Hall in wall fireplace with brick chamber and sleeper mantle, solid oak floor, cornice ceiling.

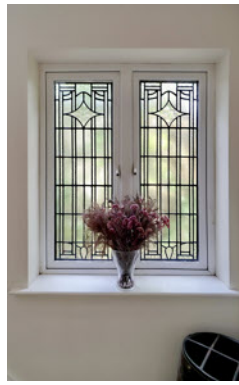


UTILITY ROOM: 9' 6" x 3' 11" (2.9m x 1.2m) Range of units, stainless steel sink with mixer tap, laminate worktop, plumbed for washing machine, vented for dryer, tiled upstands, gas fired boiler cupboard, ceramic tiled floor. PVC door to exterior.

CLOAKROOM WC: Low flush wc, pedestal wash hand basin with mixer tap, tiled splashback, extractor fan, ceramic tiled floor.

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Stairs with feature leaded window to first floor.



First Floor

MASTER BEDROOM: 15' 9" x 13' 1" (4.8m x 4.0m) Low voltage spotlighting, walk-in robes and shelving.

ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with shower unit, pedestal wash hand basin with mixer tap, low flush wc, heated towel rail, part tiled walls, ceramic tiled floor, extractor fan.





BEDROOM (2): 16' 1" x 11' 10" (4.9m x 3.6m) (Into side bay)

ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with shower unit, pedestal wash hand basin with mixer tap and tiled splashback, low flush wc, heated towel rail, ceramic tiled floor, extractor fan.



BEDROOM (3): 17' 9" x 12' 6" (5.4m x 3.8m) (Into bay)

BEDROOM (4): 9' 10" x 7' 10" (3.0m x 2.4m)



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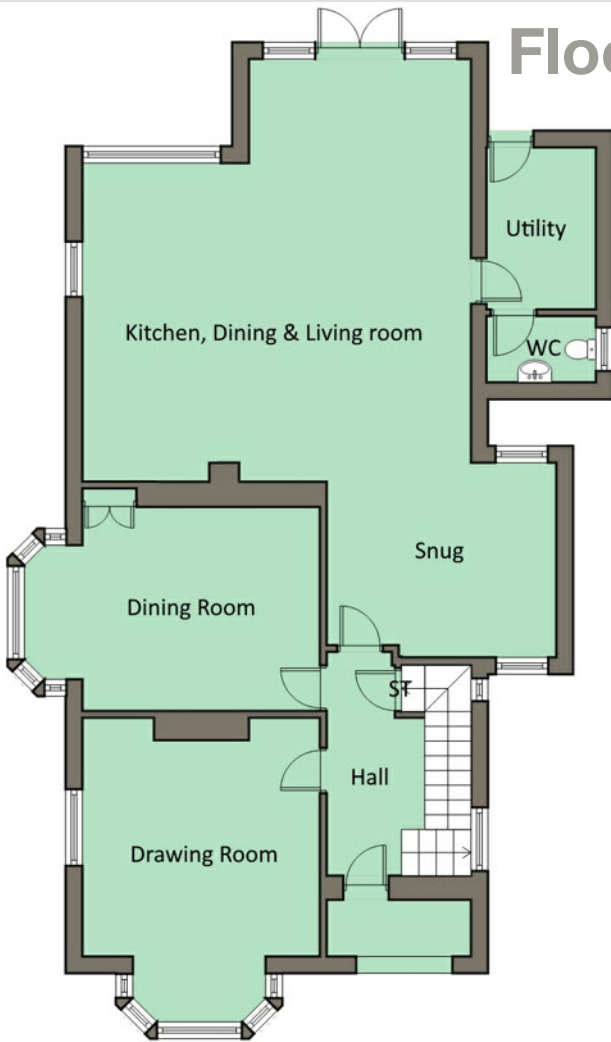
BATHROOM: Luxury 4 piece white bathroom suite comprising free standing Ball and Claw fully tiled bath with centre hand held shower unit, fully tiled built-in shower cubicle with shower unit, pedestal wash hand basin with tiled splashback, low flush wc, ceramic tiled floor and skirting, low voltage spotlighting, extractor fan.

HOTPRESS: With pressurised hot water system.

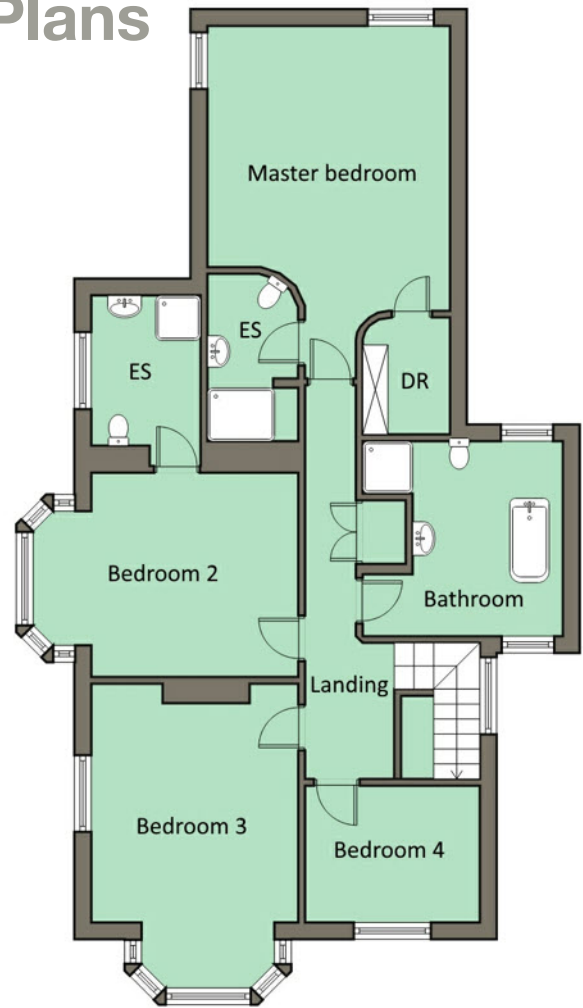




## Floor Plans



**Ground Floor**



**First Floor**

Outside - Electric Gates to . . .

Tarmac driveway with ample parking.

Enclosed rear garden laid in lawn. Natural stone patio. Outside tap. Summer House.

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## Location:

From Belmont Road turn right after Strathearn School and before Campbell roundabout into Pirrie Road following onto Kinedar Crescent, turn left and property is on left hand side.

## Belfast Branches

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

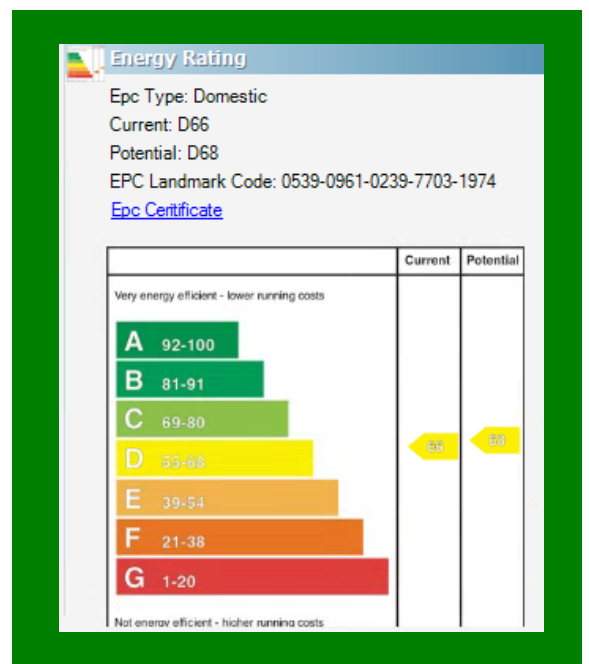
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Lisburn - 028 92 66 1700

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