

FOR SALE

**3 Luxury Detached Homes at
Shandon Park Lane, Shandon Park,
Belfast, BT5 6NX**



Prices From £650,000

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KEY FEATURES

- New Build Detached Home circa 3,300 Sq Ft
- Five Double Bedrooms
- Master En-Suite & Dressing
- All other Bedrooms Have Access to Shower Suites
- Contemporary Bathroom Suite
- Two Reception Rooms
- Fantastic Kitchen/Dining/Living
- Downstairs w/c & Utility
- Games Room on Top Floor
- Gas Heating/Triple Glazing
- Detached Garage

SUMMARY

Accessed by a private driveway, and backing onto the renowned Shandon Park Golf Club, Shandon Park Lane offers an impeccably designed collection of three large detached homes located in the highly sought after BT5 area of Belfast.

These new homes are characterised by spacious, modern interiors, with top class fixtures throughout. Outside, the exteriors have been tastefully finished in classic red brick, in keeping with the traditional homes surrounding Shandon Park Lane.

Each home will benefit from professionally landscaped gardens with views over Shandon Park Golf Club, as well as a detached or attached - all intended for convenience and family living. These homes are also in line with new building regulations, ensuring that homeowners can profit from energy efficiency and low running costs.

Shandon Park Lane would be ideal for second-time buyers and those with a young and growing family looking for the full package -- a truly breath-taking 'forever' home in a truly unbeatable location.

The versatility of these homes is endless and purchasers can discuss their individual requirements to adapt the home to suit their needs.



ENTRANCE

Shandon Park lane is approached by shared, tarmac driveway with subtle low level lighting that provides access to the three properties. Each property has its own private, tarmac driveway with ample parking for several cars. Granite flagstone pathway to entrance, with feature pencil style external lighting and CCTV camera.

THE ACCOMMODATION COMPRISES

Glass panelled composite front door with glazed side panels and fan light to entrance hall. Ceramic tiled floor, LED spotlights, under stairs storage area.

CLOAKROOM

Downstairs washroom with hidden cistern w/c, sink unit with mixer tap, vanity mirror above, LED spotlights, extractor fan.

LOUNGE

22'4 x 14'5 (6.81m x 4.39m)

Excellent range of electrical sockets to include media and network points, thermostatic control for the under floor heating. LED spotlights.

FAMILY ROOM

17'1 x 11'2 (5.21m x 3.40m)

Excellent range of electrical sockets to include media and network points, thermostatic control for the under floor heating. LED spotlights.

CONTEMPORARY KITCHEN / DINING / LIVING 24'7 x 23'7 (7.49m x 7.19m)

At widest points. Designed and installed by Robinson Interiors from their 'Rational' range of handleless units. The rear wall of the kitchen benefits from a bank of full height units, back lit with subtle L.E.D lighting, incorporating two Siemens ovens and plate warming drawer, integrated full height fridge to one side of the oven, with an integrated freezer to the other. Additional low level units, with Quartz work top, Franke 1 & 1/2; bowl sink unit with Quooker boiling water tap, built in bin & recycling drawer, integrated Siemens dishwasher, Caple glass fronted wine cooler.

Centre Island with matching Quartz work top, Induction hob, and stainless steel extractor fan above, LED spotlights and feature recessed LED lighting. Ceramic tiled floor continued from hallway. To the living area a Cast Iron Wood Burning stove has been fitted, uPVC patio doors provide access to patio and garden.

Excellent range of electrical sockets to include media and network points, thermostatic control for the under floor heating. LED spotlights.

UTILITY ROOM

Range of fitted units, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine and space for Tumble dryer. Communications hub for all electrics to include alarm. CCTV with smart phone connectivity. LED spotlights, access to rear.



CONTEMPORARY KITCHEN / DINING / LIVING



FIRST FLOOR

Oak stair case with glass balustrade providing access to first floor.

MASTER BEDROOM
23’4 x 15’5 (7.11m x 4.70m)

At widest points with feature circular bay. LED spotlights. Excellent range of electrical sockets. Views over the golf course.

EN-SUITE WET ROOM

Walk in wet area with glazed partition, drench head shower attachment with additional hand shower, sink unit with mixer taps and storage below, illuminated vanity mirror above, low flush w/c, ceramic tiled floor, part tiled walls, heated chrome towel rail, LED spotlights.

DRESSING AREA

Fully fitted dressing area with hanging rails and drawers.

BEDROOM TWO
14’0 x 11’10 (4.27m X 3.61m)

LED spotlights. Excellent range of electrical sockets.

EN-SUITE

Comprising fully tiled walk in shower with drench head and hand shower attachment, sink unit with mixer tap and storage below, illuminated vanity mirror above, hidden cistern w/c, LED spotlights, ceramic tiled floor.



BEDROOM THREE
13’9 x 11’10 (4.19m X 3.61m)

LED spotlights. Excellent range of electrical sockets.

JACK & JILL EN-SUITE

Comprising fully tiled walk in shower with drench head and hand shower attachment, sink unit with mixer tap and storage below, illuminated vanity mirror above, low flush w/c, ceramic tiled floor, led spotlights.

BEDROOM FOUR
11’10 x 9’10 (3.61m X 3.00m)

LED spotlights. Excellent range of electrical sockets. This bedroom has access to the Jack & Jill en-suite.

CONTEMPORARY BATHROOM SUITE

Comprising free standing bath with wall mounted mixer tap, visually floating sink unit with mixer tap, illuminated vanity mirror above, low flush w/c, part tiled walls, ceramic tiled floor. LED spotlights.

LANDING

Hot water storage tank. Glass panelled stair case to second floor

BEDROOM FIVE / STUDY
19’9 x 11’10 (6.02m X 3.61m)

Storage into eaves, views over the golf course. Excellent range of electrical sockets to include media and network points. LED spotlights.







SHOWER SUITE

Comprising walk in shower cubicle with drench head shower and hand attachment, visually floating sink unit with mixer tap, low flush w/c. Ceramic tiled floor, LED spotlights.

GAMES ROOM

45'7 x 9'6 (13.89m X 2.90m)

Storage into eaves. LED spotlights. Views to the golf course on one side and views to Stormont buildings on the other.

OUTSIDE

Tarmac driveway with ample parking leads to detached matching garage

DETACHED GARAGE

21'8 x 10'10 (6.60m X 3.30m)

Electric roller door, light, and power, plumbed for sink unit.

OUTSIDE REAR

Granite flag stone create a fantastic patio area with views to the golf course bordered by mature hedging and composite panelled fencing.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

Images are of 'Virtual Furniture', and are for illustrative purposes only.

LOCATION MAP



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