



Bladon Drive | | Belfast | BT9 5JL

Offers in excess of £715,000

**NATALIE
CLARKE**
Residential

Bladon Drive |
Belfast | BT9 5JL
Offers in excess of £715,000

Occupying a prime location, this attractive detached home has been beautifully renovated and finished to a high level of specification throughout. It is within walking distance of a host of amenities in the Malone area including; leading schools, shops, boutiques and restaurants.

The property offers excellent family accommodation which is adaptable and ready for a new family to move in and enjoy. The accommodation comprises: spacious entrance hall and lounge with bay window, there is a modern, bright fitted kitchen with range of integrated appliances open plan to casual living/dining room and access to south facing rear gardens. Separate large utility room, ground floor WC and access to the integrated garage. On the first floor, there are four well-proportioned bedrooms (principal with ensuite) and

- Beautifully Renovated Four Bedroom Detached Home with South Facing Gardens in Popular Malone Location
- Large Entrance Hall
- Lounge with Wooden Fireplace with Cast Iron Inset, Bay Window
- Modern Kitchen with Island Open Plan to Dining Area and Family Room with Gas Fire, Double Height Ceilings, With Two Sets of Double Doors to the Rear Garden.
- Four Well Proportioned Bedrooms, Principal Bedroom with Ensuite Shower Room
- Modern Family Bathroom with Separate Shower
- Gas Heating / Double Glazed Windows

COVERED ENTRANCE PORCH:

Hard Wood front door with feature glazing side pan

ENTRANCE HALL: Solid Oak Wooden Floor.

LOUNGE:
14'9" x 11'9" (4.5 x 3.6)

MODERN FITTED KITCHEN:
15'8" x 12'9" (4.8m x 3.9m)

OPEN PLAN TO DINING AREA AND FAMILY ROOM:
29'2" x 12'5" (8.9m x 3.8m)

UTILITY ROOM:
16'8" x 5'6" (5.1m x 1.7m)

GROUND FLOOR WC:

FIRST FLOOR:

SPACIOUS LANDING:

BEDROOM (1):
12'5" x 12'1" (3.8m x 3.7m)

ENSUITE SHOWER ROOM:

BEDROOM (2):
11'9" x 10'4" (3.6m x 3.17m)

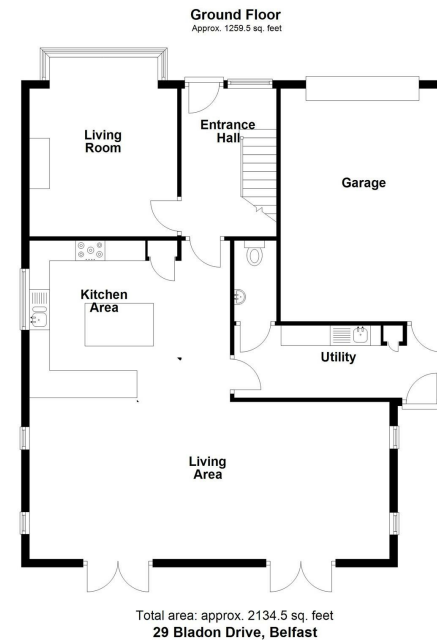
BEDROOM (3):
14'9" x 10'2" (4.5m x 3.1m)

BEDROOM (4):
12'5" x 7'6" (3.8m x 2.3m)

MODERN BATHROOM:
8'10" x 7'6" (2.7m x 2.3m)

INTEGRATED GARAGE:
17'4" x 12'5" (5.3m x 3.8m)

OUTSIDE:



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	70
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC	

Council Tax
Band Northern Ireland
EPC Rating D

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