

TEMPLETON  
ROBINSON



35 Deramore Drive,  
Malone,  
BELFAST,  
BT9 5JR

Offers Over  
£745,000

Viewing by  
appointment with  
& through agent  
028 90 663030



Situated on Deramore Drive, this most attractive, extended, red brick semi detached home occupies a delightful position in this most desirable area well known for its convenience to leading schools, recreational facilities and other essential amenities.

Internally the property offers ideal family accommodation with open plan everyday living spaces and four well proportioned bedrooms. The accommodation is extended and extremely well proportioned and is finished to a high level of specification offering a homely ambiance. The property benefits

from oil fired heating and double glazed windows.

The generous site enjoys a southerly aspect to the rear with access to the enclosed garden from the main reception space, incorporating landscaped lawns and well stocked beds with shrubs and trees. There are gates to the front with an extensive paved parking area for multiple vehicles and landscaped beds and boundary brick wall.

The property is ideally suited for family living and we expect demand to be high.

- **Excellent Double Storey Extended Red Brick Semi-Detached Home with South Facing Rear Gardens**
  - **Entrance Porch and Reception Hall with Cloakroom**
    - **Cosy Sitting Room with Feature Fireplace**
  - **Lounge Open Plan to Dining Room and Access to Rear Patio Area**
- **Robinsons Modern Fitted Kitchen with Extensive Built-in Appliances & Casual Dining Area**
  - **Open Plan to Entertainment Sized Family Room Leading to Rear Garden**
    - **Morning Room or Ideal Home Office**
    - **Utility Room and Separate Downstairs WC**
- **Four Well Proportioned Bedrooms, Principal & Bedroom 2 both with Ensuite Shower Rooms**
  - **Modern Family Bathroom & Additional Downstairs WC**
- **uPVC Double Glazed Windows / Oil Fired Central Heating (Partial Underfloor) / Alarm System**
  - **Entrance gates to Paved Driveway Parking for Multiple Cars and Integral Attached Garage**
  - **Beautifully Landscaped Front and Rear Gardens with Lawns, Well Stocked Beds in Shrubs, Trees and Bushes, Extensive Paved Patio and Side Storage Area**
- **Within Easy Walking Distance of Many Leading Primary & Grammar Schools, Cafes, Bars & Restaurants**
- **Excellent Generous Accommodation with Homely Feel Throughout and Ready for a New Family to Enjoy**



The Property Comprises:

## Ground Floor

Hardwood front door with glazed fan light to:

ENTRANCE PORCH: Ceramic tiled floor, hardwood door with glazing to:

RECEPTION HALL: Parquet floor, cornice ceiling, picture rail, stained glass window.

CLOAKROOM: Under stairs storage.

SITTING ROOM: 14' 1" x 11' 1" (4.29m x 3.38m) (at widest points). Cornice ceiling, picture rail, painted wood fireplace with cast iron inset, granite hearth and gas coal effect fire, bay window.



LOUNGE: 13' 11" x 10' 9" (4.24m x 3.28m) Ornate wood fireplace with tiled marble inset and hearth, cornice ceiling, picture rail, low voltage spotlights. Open plan to:



DINING ROOM: 13' 0" x 11' 3" (3.96m x 3.43m) Low voltage spotlights. uPVC double glazed double doors to south facing rear garden, glazed double doors to:



FAMILY ROOM: 21' 7" x 16' 8" (6.58m x 5.08m) Porcelain tiled floor, contemporary solid fuel glass fronted stove, low voltage spotlights, uPVC double glazed doors to south facing rear garden. Open plan to:



ROBINSONS MODERN FITTED KITCHEN AND CASUAL DINING AREA: 18' 6" x 11' 2" (5.64m x 3.4m) (at widest points). Robinsons hand painted kitchen with range of high and low level units, quartz work surfaces, stainless steel sink unit with Quooker instant hot water tap and splash back, integrated dishwasher, integrated fridge, integrated freezer. Miele oven, additional Miele microwave/oven with warming tray. Matching island unit with Miele induction hob, feature extractor fan over, range of units and breakfast bar for four people. Ceramic tiled floor, low voltage spotlights. Hardwood glazed door to side, door from reception hall.



MORNING ROOM: 11' 2" x 10' 3" (3.4m x 3.12m) (at widest points). Low voltage spotlights, porcelain tiled floor.



INNER HALLWAY: Porcelain tiled floor, door to integral garage.

DOWNSTAIRS W.C.: Low flush wc, feature wash hand basin, tiled splashback, extractor fan, porcelain tiled floor.

UTILITY ROOM: 11' 2" x 5' 10" (3.4m x 1.78m) (at widest points). Range of high and low level units, wood effect work surfaces, twin stainless steel sink unit, stainless steel drainer, plumbed for washing machine, space for tumble dryer. Porcelain tiled floor. Glazed door to side.



## First Floor

SPACIOUS LANDING: Cornice ceiling, shelved hotpress. Double doors to:

PRINCIPAL BEDROOM: 20' 2" x 15' 10" (6.15m x 4.83m) (at widest points). Low voltage spotlights, extensive range of built-in mirror fronted robes and drawers.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit and twin wash hand basins, fully tiled shower cubicle. Feature wall tiling, ceramic tiled floor, heated towel rail, extractor fan, wall mirrors.



BEDROOM (2): 15' 6" x 13' 1" (4.72m x 3.99m) (at widest points).

ENSUITE SHOWER ROOM: White suite comprising low flush wc, wash hand basin, fully tiled shower cubicle, heated towel rail, fully tiled walls, ceramic tiled floor, extractor fan, low voltage spotlights, wall mirror.





BEDROOM (3): 13' 4" x 10' 11" (4.06m x 3.33m) Built-in robes, cornice ceiling, picture rail, access to roofspace (via Slingsby type adder, mainly floored with Velux window and light).

BEDROOM (4): 11' 6" x 10' 4" (3.51m x 3.15m)



MODERN FAMILY BATHROOM: White suite comprising low flush wc, wash hand basin, fully tiled shower cubicle, free standing bath with telephone hand shower, fully tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan, heated towel rail.



## Outside

Front entrance gates to extensive brick paved driveway parking for multiple cars, border beds in colourful shrubs, bushes and trees, front boundary red brick wall.

ATTACHED GARAGE 10' 9" x 8' 6" (3.28m x 2.59m) Up and over door, oil fired boiler, power and light.

Delightful, south facing rear gardens in lawns with well stocked beds in shrubs, trees and bushes. Extensive rear and side stone paved sun terrace. Side bin area, outside lights and tap, oil tank.



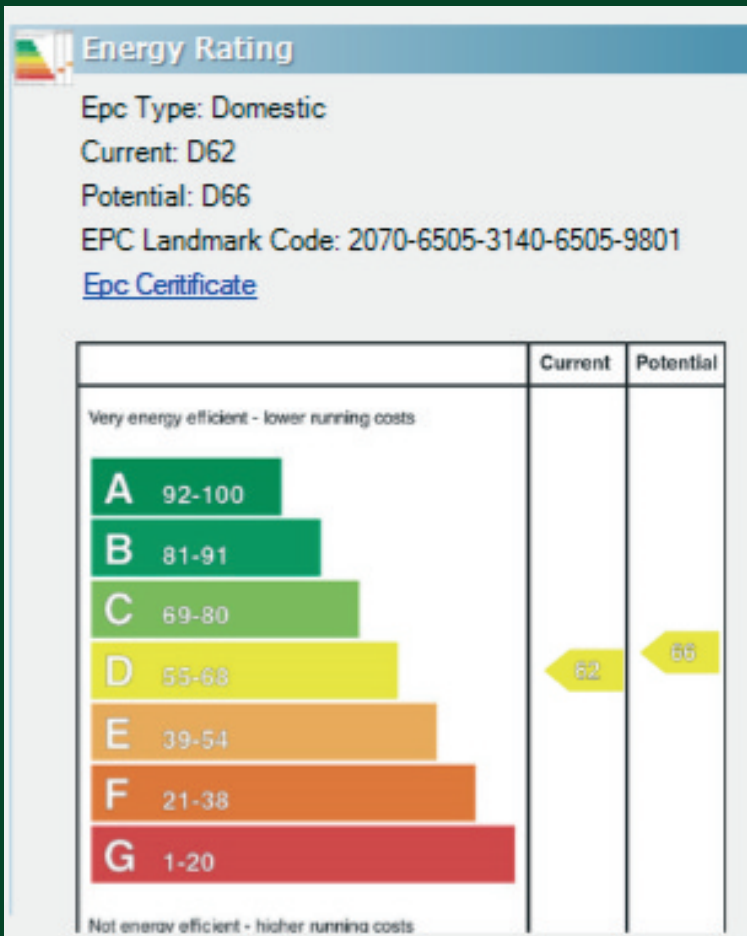


Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

On Malone Road heading out of the City, Deramore Drive is on the left hand side opposite Inst Playing Fields.

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