



**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**24 ARDLEE AVENUE | Hollywood**  
**OFFERS AROUND £575,000**



# The Property

This modern detached family home enjoys contemporary design coupled with exceptional specification throughout. Approximately six years ago this property was the subject of extensive refurbishment and extension works creating a bright and spacious family living environment. Attention to detail throughout this property is exceptional, from sanitary ware to porcelain tiling and bi-folding doors running from the garden room to the rear gardens.

Of particular note is the spacious drawing room and separate lounge, with wall mounted gas coal fire, leading to large open plan family kitchen fitted with bespoke units, granite work surfaces and integrated appliances.....

**Offers around £575,000**

**Detached property**

**4 Bedrooms**

**4 Receptions**



## Property Features

- Detached Family Home of Contemporary Design
- Exceptional Finish Throughout
- Three Generous Reception Rooms Including Drawing Room, Lounge and Garden Room
- Bespoke Modern High Gloss Fully Fitted Kitchen with Range of Integrated Appliances, Granite and Walnut Work Surfaces, Ample Family Dining and Living Space
- Separate Utility Room
- Four Well Proportioned Bedrooms to the First Floor Including Master Bedroom with En Suite Dressing Room and En Suite Bathroom with Laufen White Suite
- Ground Floor Wc
- Contemporary White First Floor Bathroom Suite
- Purpose Built Detached Garage with Apartment to Rear with Accommodation to Ground and First Floor Levels, Ideal for Live-in Relative, Rental Investment or Teenager Accommodation
- Ample Driveway Parking
- Easily Maintained Front and Paved Rear Gardens, Ideal for Outdoor Entertaining or Children at Play
- Walking Distance of Hollywood's Bustling High Street
- In Close Proximity to Range of Local Primary and Grammar Schools



# Accommodation

## Ground Floor

Reception Hall  
 Ground Floor WC  
 Drawing Room  
 21' x 12'  
 Lounge  
 15'3 x 11'11  
 Kitchen  
 28'5 x 16'2  
 Garden Room  
 17' x 11'7  
 Utility Room  
 12'1 x 8'

## First Floor

Master Bedroom with En Suite Bathroom  
 16'5 x 15'9  
 En Suite Dressing Room  
 12'6 x 5'5  
 Bedroom Three  
 12'2 x 11'9  
 Bedroom Four  
 13'1 x 8'1  
 Bedroom Two  
 16'6x 11'9  
 Bathroom

## Outside

Detached Garage  
 18'4 x 13'6

**Apartment To Rear**  
 Kitchen/Living/Bedroom  
 28'6 x 13'  
 Utility Room  
 Shower

For more information and photographs regarding the accommodation in this property, please visit:

[johnminnis.co.uk](http://johnminnis.co.uk)



“We feel interest in this home will be immediate and encourage internal inspection to fully appreciate all the fine attributes this home has to offer.





# Directions

Travelling from Holywood High Street up Downshire Road take the third turning on the right into Ardlee Avenue. Number 24 is on the left hand side.



## Viewing

By appointment through agent.

## Free Valuation

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## Awards & Recognition



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C		74	75
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

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