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8 ALEXANDRA GATE
Holywood
OFFERS AROUND **£899,950**

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and to Arrange a Viewing



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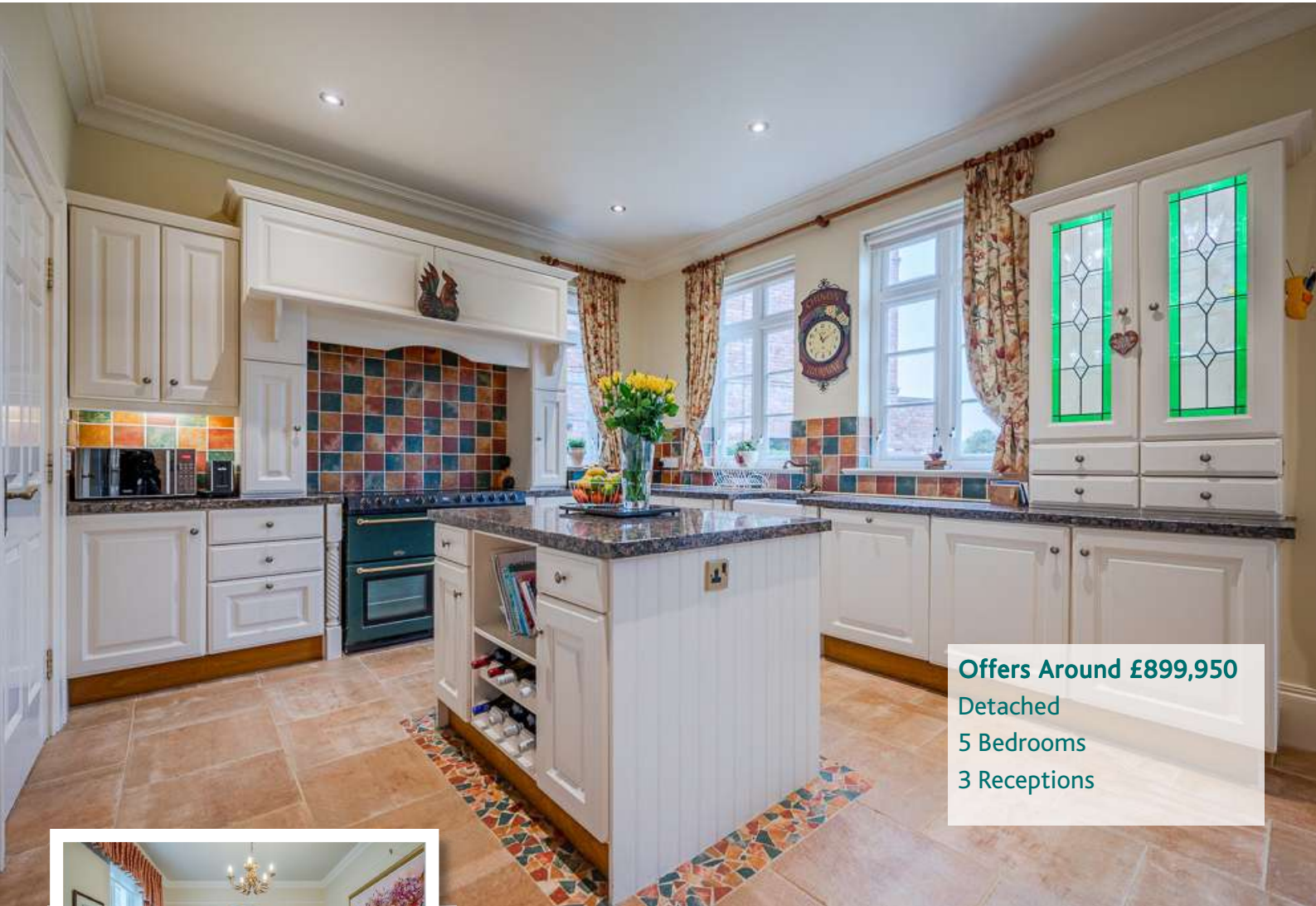
The Property

An exclusive development, Alexandra Gate is a cluster of only eight detached family residences located just off the well renowned My Lady's Mile in well-established mature surroundings. Number 8 enjoys its own private gated access to an ample driveway and a secluded, elevated site with an excellent degree of privacy to the surrounding south facing gardens, the ideal place for outdoor entertaining or children at play, whilst the raised patio off the kitchen is the ideal spot to enjoy the spectacular summer evening sunsets and outdoor entertaining.

This is an exceptionally well designed home that seamlessly combines both traditional design styles with modern day family living. Spanning over three floors this generous property boasts exceptional accommodation with five double bedrooms, primary with en suite shower room and walk in dressing room and to the ground floor it is hard not to be instantly impressed by the grand reception hall with feature sweeping staircase with marble tread, followed by three reception rooms, a bespoke fitted kitchen with space for dining, a utility room and downstairs WC.

Located only walking distance from Seapark beach and Holywood's vibrant and bustling High Street, with its varied range of shops, boutiques and restaurants, this property also lies within the catchment area to a range of local primary and grammar schools making this an ideal option for the family seeking a peaceful, private home close to all amenities. City commuting is made easy via the main arterial routes as well as bus and rail networks.





Offers Around £899,950
Detached
5 Bedrooms
3 Receptions



Accommodation

Ground Floor

Reception Hall

Drawing Room
17'2" x 13'10"

Dining Room
13'10" x 11'9"

Downstairs WC

Living Room/Sun Room
25'9" x 13'10"

Kitchen/Dining
19'11" x 12'1"

Utility Room
13'10" x 6'2"

First Floor

Landing

Primary Bedroom
20'10" x 13'10"

En Suite Dressing Room

Ensuite Shower Room

Bedroom Four
13'10" x 13'8"

Bedroom Five
13'10" x 12'5"

Family Bathroom

Second Floor:

Landing

Bedroom Two
16'11" x 10'7"

Ensuite Shower Room

Bedroom Three
24'8" x 10'11"

Office
10'5" x 7'9"

Outside

Private Electric Gated Access.

Ample Driveway Parking to Front.

Mature Trees with Planting and Gardens Laid in Lawn.

Detached Double Garage.

Generous Rear Garden, Fully enclosed and private. Laid in Lawns, Partially laid in Ptio with outside lights and mature planting.

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

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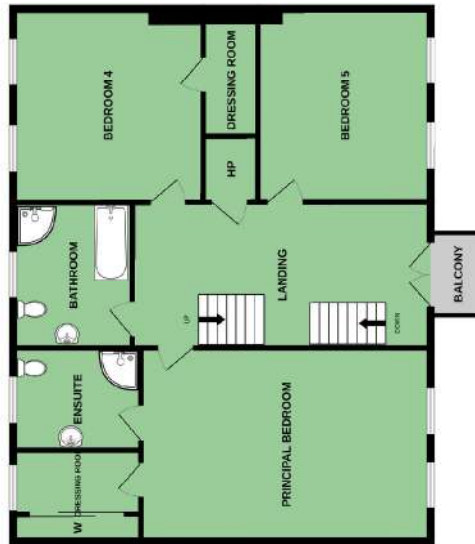
- Beautifully Designed Red Brick Modern Family Residence
- Internal Accommodation Over Three Levels
- Impressive Reception Hall with Tiled Floor and Sweeping Marble Tread Stairs
- Underfloor Heating to Ground Floor
- Kitchen/Dining with Fitted Hand Painted Style Kitchen with Range of Integrated Appliances and Opening to the Gardens
- Double Doors leading to Drawing Room with Feature Central Gas Coal Effect fire within Marble Fireplace
- Generous Lounge/Garden Room with gas Coal Effect fire and Tri Aspect Windows and Patio Doors to Rear Garden
- Dining Room with Outlook to Front
- Fitted Utility/Boot Room
- Ground Floor WC
- Five Generous Bedrooms, Including Principal Suite with Fitted Dressing Room and En Suite Shower Room and Bedroom Four with En Suite Shower Room
- First Floor Family Bathroom
- Views to Belfast Lough and Harbour from the Upper Levels
- Mature, Generous and Private Site Ideal for Outdoor Entertaining and Children at Play, Raised Patio area Ideal for Barbequing
- Detached Double Garage
- Ample Additional Driveway Parking
- Private Electric Gated Access
- Hardwood Double Glazed
- Gas Fired Central Heating
- Secluded Position Off My Lady's Mile Within Walking Distance of Hollywood's Vibrant High Street
- Within Catchment Area to Range of Local Primary and Grammar Schools
- Ease of Convenience for the City Commuter



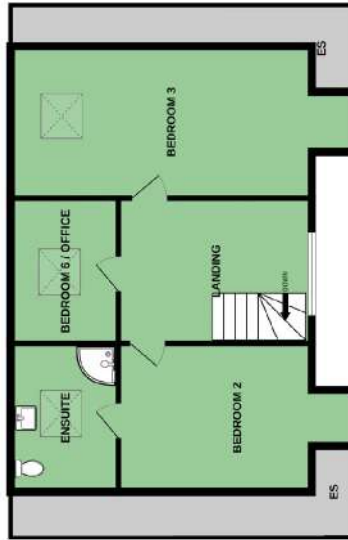
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Travelling from the Maypole in Holywood continue along the High Street in the direction of Belfast. Turn left into My Lady's Mile and then right into Alexandra Park. Travel along Alexandra Park and Alexandra Gate is located on the right hand side, Number 8 has its own private gated access to the left hand side.



Viewing

By appointment through agent.

Free Valuation

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C		71	71
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
<i>Not energy efficient - higher running costs</i>			



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North Down / Holywood Branch
 44 High Street, Holywood, BT18 9AD
 T 028 9042 8888 F 028 9029 3434
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