



Richmond Court,

Offers In Excess Of £350,000



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Richmond Court, Lisburn, County Antrim

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Occupying an elevated position within a private and secluded cul-de-sac, offering much privacy, we have great pleasure in marketing this fabulous extended detached family home in this much admired and enviable location of Richmond Court, just off the Belfast Road. For the commuter, road and rail offer excellent routes to both Lisburn and Belfast alike. Many leading schooling facilities as well as Wallace Park and Lisburn Raquets club, are all within a close proximity. Well laid out and spacious family sized accommodation comprises bright reception hall with separate Wc/ cloaks, to the left is a large drawing room with feature fireplace and to the right is the modern fitted kitchen/ dining/ family area with centre island unit, appealing to those families who thrive on open plan living spaces, separate utility room plus additional office. First floor consists of four double bedrooms and a large family bathroom with separate shower cubicle. Gas fired heating and double glazing throughout, detached garage with tarmac driveway/ car parking, Southerly facing rear gardens with an abundance of mature shrubs, paved patio. Immediate viewing will be required for this ever desirable and appealing family home, tastefully finished by the current owners.

RECEPTION HALL

2.42m x 4.29m (7'11" x 14'1")

Wooden flooring, under stairs storage.

CLOAKROOM/WC

Low level Wc, wash hand basin, wooden flooring.

DRAWING ROOM

3.93m x 6.77m (12'11" x 22'2")

Feature fireplace with wooden surround and marble inset, open fire, solid, wooden flooring, Patio doors to rear.

KITCHEN

4.73m (max) x 6.75m (max) (15'6" (max) x 22'2" (max))

Luxury fitted range of high and low level cabinets, island unit, laminate work surfaces,

single drainer stainless steel sink unit, integrated appliances including, dishwasher, American Fridge/ Freezer, range cooker with gas hob and electric ovens, wooden flooring open plan to dining/ family area.

OPEN PLAN DINING/ FAMILY AREA

Wooden flooring, wired for wall mounted TV, open plan to kitchen

UTILITY ROOM

2.77m x 3.48m (9'1" x 11'5")

Range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine.

OFFICE

2.30m x 2.77m (7'7" x 9'1")

Access to loft space. Potential to extend over office and utility room to provide additional bedroom/ en-suite living accommodation, (subject to necessary approvals).

FIRST FLOOR LANDING

Built-in hot press, access to floored loft.

MASTER BEDROOM

3.33m x 4.99m (10'11" x 16'4")

Built-in robes

BEDROOM 2

3.37m x 3.94m (11'1" x 12'11")

Robes

BEDROOM 3

3.21m x 3.92m (10'6" x 12'10")

Robes

BEDROOM 4

3.07m x 3.16m (10'1" x 10'4")

Built-in robes

WHITE BATHROOM SUITE

White suite comprising panelled bath, separate shower cubicle with controlled shower unit, low level Wc, wash hand basin, wall tiling.

DETACHED GARAGE

5.79m x 6.10m (19'0" x 20'0")

Up and door, external measurements.

GARDENS

Impressive and elevated gardens with a variety of mature plants and shrubs, Southerly facing to the rear with a secluded patio area, side gardens. Wooden summer house.

DRIVEWAY/ CAR PARKING

Laid in tarmac.

FLOOR PLANS

EPC



For full EPC please contact the branch



