





Woodfort Gardens,

£235,000



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We are delighted to offer for sale this stunning semi detached home which is part of the exclusive Fairfields development located just off the Magheralave Road in Lisburn. This area has long been established as one of the most sought after in Lisburn, offering convenience to many leading grammar and primary schools, and is only a few minutes from the city centre. Commuting to Belfast could not be easier, via Boomers Way and the M1 motorway which is a few minutes drive away. 5 Woodfort Gardens is beautifully presented internally and includes several additional extras added to the original specification of these new build homes. These include new internal doors, upgraded kitchen worktop to Minerva with drop down on island and a Belfast sink unit. Another feature of this home is the 9ft ceiling height which helps flood the property with natural light. The ground floor accommodation comprises of an entrance hall, cloakroom with WC, lounge with feature stove, stunning kitchen open plan to dining area and sun room. There is feature porcelain floor tiling to the majority of this floor which helps give downstairs a bright and spacious feel. The first floor consists of 4 bedrooms, master bedroom with and dressing room and a modern family bathroom. To the outside there is a driveway to ample off street parking and an enclosed garden to the rear which includes a covered patio area with space for seating. Suited to a wide variety of buyers we fully recommend early consideration of this fine home. Viewing is strictly by appointment with our sales team on (028) 92675 321

# SPACIOUS RECEPTION HALL

Porcelain tiled floor.

# CLOAKROOM/WC

White suite. Close coupled wc. Pedestal wash hand basin with mono tap and tiled splash back. Porcelain tiled floor.

# LOUNGE

6.15m x 3.40m (20'2" x 11'2") Multi fuel burning stove and slate hearth. Bay window.

# STUNNING FITTED KTCHEN

5.99m x 3.58m (19'8" x 11'9") Belfast sink unit with mixer taps. Excellent range of high and low level units with Minerva work top and island unit. Built in stainless steel oven and microwave. Separate 5 ring gas hob, stainless steel chimney extractor fan. Integrated fridge and freezer. Spotlights. Porcelain tiled flooring. Ample Dining Area. Open Plan to....

# SUN ROOM

2.97m x 2.84m (9'9" x 9'4") Porcelain tiled floor. French doors to garden.

STAIRS TO:-

# FIRST FLOOR

LANDING Airing cupboard.

## BEDROOM 1

3.45m x 3.18m (11'4" x 10'5") Outlook to rear. Built in robe.

# EN-SUITE SHOWER ROOM WITH LUXURY WHITE SUITE

1.96m x 1.91m (6'5" x 6'3")

Built in tiled shower cubicle with telephone hand shower and drench shower over. Vanity unit with mono tap. Dual flush WC. Part tiled walls. Extractor fan. Heated towel rail. Ceramic tiled floor.

BEDROOM 2 3.23m x 2.67m (10'7" x 8'9")

#### **BEDROOM** 3

4.06m x 2.87m (13'4" x 9'5") Outlook to rear.

### **BEDROOM** 4

2.67m x 2.64m (8'9" x 8'8") Outlook to front.

# BATHROOM WITH MODERN WHITE SUITE

Panel bath with antique style mixer taps. Pedestal wash hand basin. Built in tiled shower cubicle with thermostatically controlled shower including drench shower over. Heated towel rail. Ceramic tiled floor. Low flush WC. Part tiled walls. Extractor fan.

## **ROOF SPACE**

Floored and timber storage shelving.

### OUTSIDE

Gardens to rear in lawn, paved patio, loose bark and feature decked area. Driveway



For full EPC please contact the branch

to ample car parking with feature lighting. Covered yard area accessed directly off Sun Room with space for seating. External hot tap installed.

#### **WINDOWS**

uPVC triple glazed windows.

HEATING TYPE Gas Heating.

DIRECTIONS Off Boomers Road.

### FLOOR PLAN

No to scale.

#### EPC

#### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

#### Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only





Agent's Notes Please note th

firm moveable items described

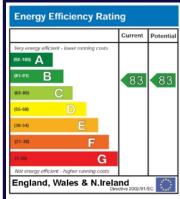
Agent a Notes reasonable of a second of the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this slock here may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



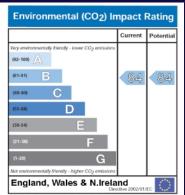








The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.