



Woodfort Gardens,

£235,000



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Woodfort Gardens, Lisburn, County Antrim

£235,000

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 KITCHEN

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

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



For full EPC please contact the branch





Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B	83	83	(81-91) B	84	84
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland <small>Directive 2002/91/EC</small>			England, Wales & N.Ireland <small>Directive 2002/91/EC</small>		
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.		