

# For Sale

Asking Price: £725,000

SimonBrien



3 Oak Hill  
Lisburn  
County Down  
BT27 5UE

[simonbrien.com](https://simonbrien.com)





This magnificent detached family home was constructed in 1999 and is beautifully located on the periphery of Lisburn town centre on a superb elevated site with panoramic views over the surrounding countryside.

The location is exceptionally convenient with Belfast some 20 minutes away, 5 minutes from Lisburn and 2 minutes from the motorway networks, providing excellent provincial connections.

In addition, the picturesque village of Hillsborough with its vast array of amenities and attractions is only a short drive away as is Sprucefield Shopping Centre.

The property itself has beautifully proportioned, well laid out and presented family accommodation extending to approximately 3,500 sq ft with five generous bedrooms all with ensuites, gracious reception/living area, separate family room and open plan kitchen/casual living/dining and utility room

Externally the property is positioned on an excellent site extending to 0.75 acre with generous well maintained gardens with spacious gated courtyard with carport, detached garage and excellent parking



## Accommodation

### Entrance Hall

### Living Room

25'3" x 14'10" (7.7m x 4.52m):

### Dining Room

14'4" x 12'1" (4.37m x 3.68m):

### Kitchen/Dining

21'4" x 11'11" (6.5m x 3.63m):

### Utility Room

11'11" x 6'8" (3.63m x 2.03m):

### WC

6'8" x 3'10" (2.03m x 1.17m):

### Pantry

3'6" x 3' (1.07m x 0.91m):







**Spiral stairs to first floor landing**

**Bedroom**

22'9" x 13'3" (6.93m x 4.04m):

**Ensuite**

8'2" x 3'4" (2.5m x 1.02m):

**Bedroom**

16'11" x 13'8" (5.16m x 4.17m):

**Ensuite**

7' x 4'2" (2.13m x 1.27m):

**Bathroom**

12'1" x 9'10" (3.68m x 3m):

**Bedroom**

17'4" x 10'6" (5.28m x 3.2m):

**Ensuite**

8' x 4'2" (2.44m x 1.27m):

**Storage**

4'2" x 3'8" (1.27m x 1.12m):

**Bedroom**

16'3" x 13'9" (4.95m x 4.2m):

**Ensuite**

8' x 7'3" (2.44m x 2.2m):

**Dressing Room**

7'10" x 7'3" (2.4m x 2.2m):

**Bedroom**

23'5" x 13'11" (7.14m x 4.24m):

**Ensuite**

8'2" x 6' (2.5m x 1.83m):

**Dressing Room**

8' x 6' (2.44m x 1.83m):





### Special Features & Services

- Attractive Detached Family Home Constructed In 1999
- Beautifully Proportioned And Exceptionally Well Presented Family Accommodation Extending To Approximately 4,500 Sq Ft
- Five Generous Bedrooms [ All with Luxury Ensuite Facilities ]
- Ground Floor with Marble Flooring
- Gracious Reception Hall/Living Area with Feature Staircase to First Floor Gallery
- Spacious Living Room
- Magnificent Kitchen With open to Dining/Living
- Separate Utility
- Oil Fired Central Heating [ Underfloor to Ground Floor ]
- Double Glazing
- Carport and Detached Garage with Gated Courtyard Area and Excellent Parking
- Superb Elevated Site Extending To Approximately 0.75 Acre In Well-Manicured Lawns And Gardens And Views Over The Surrounding Countryside
- Popular And Convenient Semi-Rural Location With Belfast Easily Accessible Via Nearby Motorway Networks
- Convenient To Both Sprucefield Shopping Centre And Hillsborough Village
- Located A Short Distance From A Host Of Excellent Schooling And Amenities Within The Greater Lisburn Area
- Viewing by Private Appointment



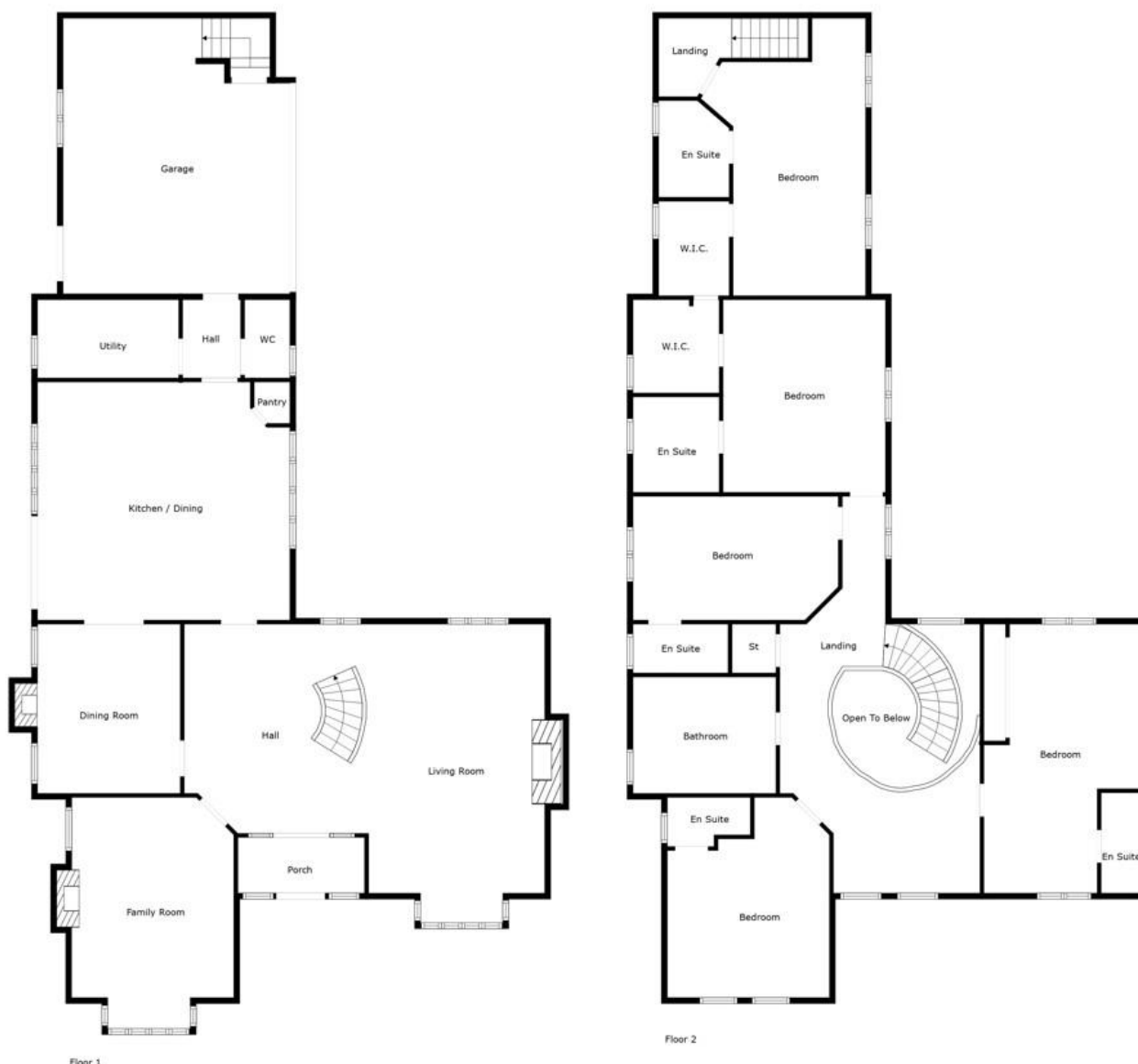












## VALUER

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# SimonBrien



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	66 D
39-54	E		
21-38	F		
1-20	G		

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