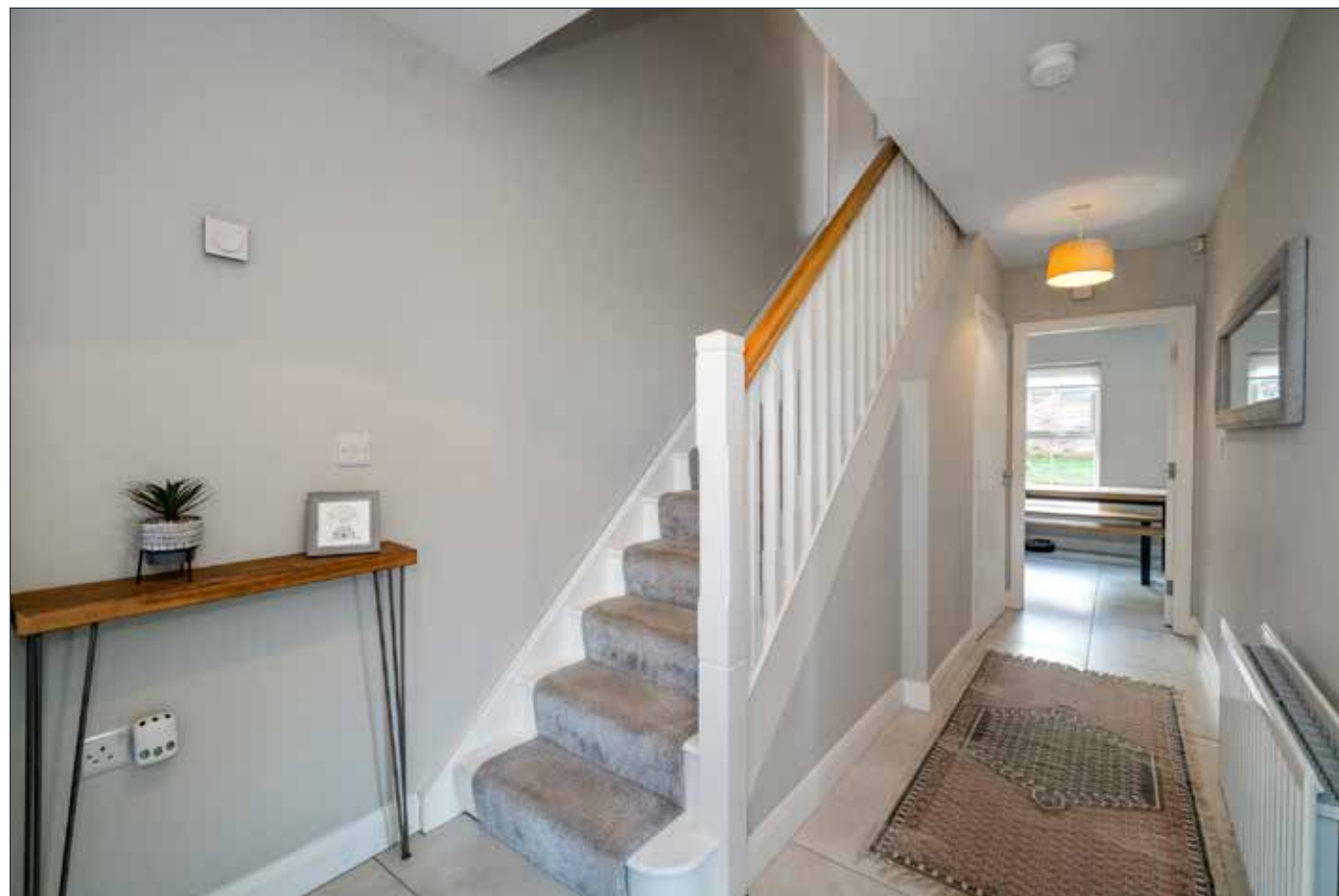


9 Chestnut Lodge,
Drumbo, Lisburn, BT27 5FA



Offers Over £350,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Superb Detached Family Home Set In Cul-De-Sac Location
- Bright Living Room With Wood Burning Stove
- Luxury Fitted Kitchen Open Plan To Living & Dining Area With Multi-Fuel Stove
- Utility Room
- Downstairs WC
- Four Well Proportioned Bedrooms, Master With Ensuite Shower Room
- Luxury Family Bathroom
- Oil Fired Central Heating
- uPVC Double Glazing
- Driveway Parking For Several Vehicles
- Enclosed Rear Garden In Lawn With Paved Sitting Area
- Integral Garage
- Suited To The Growing Family Who Want To Set Up Home In The Countryside But Also Close To The Amenities Of South Belfast

SUMMARY

Superb detached family home situated within the highly sought after cul-de-sac of Chestnut Lodge. Its rural setting is ideal with amenities close at hand within the village of Drumbo yet still only ten minutes' drive to South Belfast. Likewise, for those who have a requirement to commute its position could not be better with access to the M1 motorway conveniently nearby.

Internally, the home benefits from a superb kitchen with centre island which opens on to a spacious living & dining area, living room, downstairs WC, utility room. On the first floor there are four well-proportioned bedrooms, master incorporating an ensuite and a modern family bathroom.

Externally, the home offers a private rear garden. Ample driveway parking and garaging are additional benefits.

All in all, definitely a home that must be viewed to fully appreciate the spacious living accommodation and standard of finish throughout. Early viewing is strongly recommended.



ACCOMMODATION

GROUND FLOOR

ENTRANCE:

PVC front door leading to:

ENTRANCE HALL:

Ceramic tiled floor.

DOWNSTAIRS WC:

Low flush WC. Pedestal wash hand basin.

LIVING ROOM:

15' 10" x 12' 6" (4.83m x 3.81m)

Wood-burning stove.

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KITCHEN OPEN PLAN TO LIVING / DINING AREA:

24' 4" x 24' 4" (7.42m x 7.41m)

Range of high and low level units. 'Nordmende' double oven and 5 ring gas hob. Stainless steel extractor fan. Space for American style fridge/freezer. Integrated dishwasher. Ceramic sink unit. Central island unit. Ceramic tiled floor. Low voltage spotlighting. Multi-fuel burning stove. Wooden beam.

UTILITY ROOM:

Space for washing machine and dryer. Stainless steel sink unit. Matching ceramic tiled floor. Double glazed door to outside.

INTEGRAL GARAGE:

19' 4" x 10' 8" (5.90m x 3.25m)

Up and over door. Power and light. Oil fired boiler.





FIRST FLOOR

LANDING:

Shelved hotpress with pressurised water cylinder.

MAIN BEDROOM:

13' 10" x 11' 11" (4.22m x 3.64m)

ENSUITE SHOWER ROOM:

Fully tiled double shower cubicle with rainhead attachment and telephone hand shower. Low flush WC. Pedestal wash hand basin in vanity unit. Chrome heated towel radiator. Low voltage spotlighting. Ceramic tiled floor.

BEDROOM (2):

14' 2" x 12' 3" (4.32m x 3.73m)

BEDROOM (3):

12' 4" x 11' 4" (3.76m x 3.46m)

BEDROOM (4):

12' 11" x 11' 5" (3.94m x 3.49m)

BATHROOM:

Freestanding bath with telephone hand shower. Fully tiled corner shower cubicle with rainhead shower and telephone hand shower attachment. Low flush WC. Pedestal wash hand basin with vanity unit and tiled splashback. Chrome heated towel rail. Ceramic tiled floor. Extractor fan. Low voltage spotlighting.

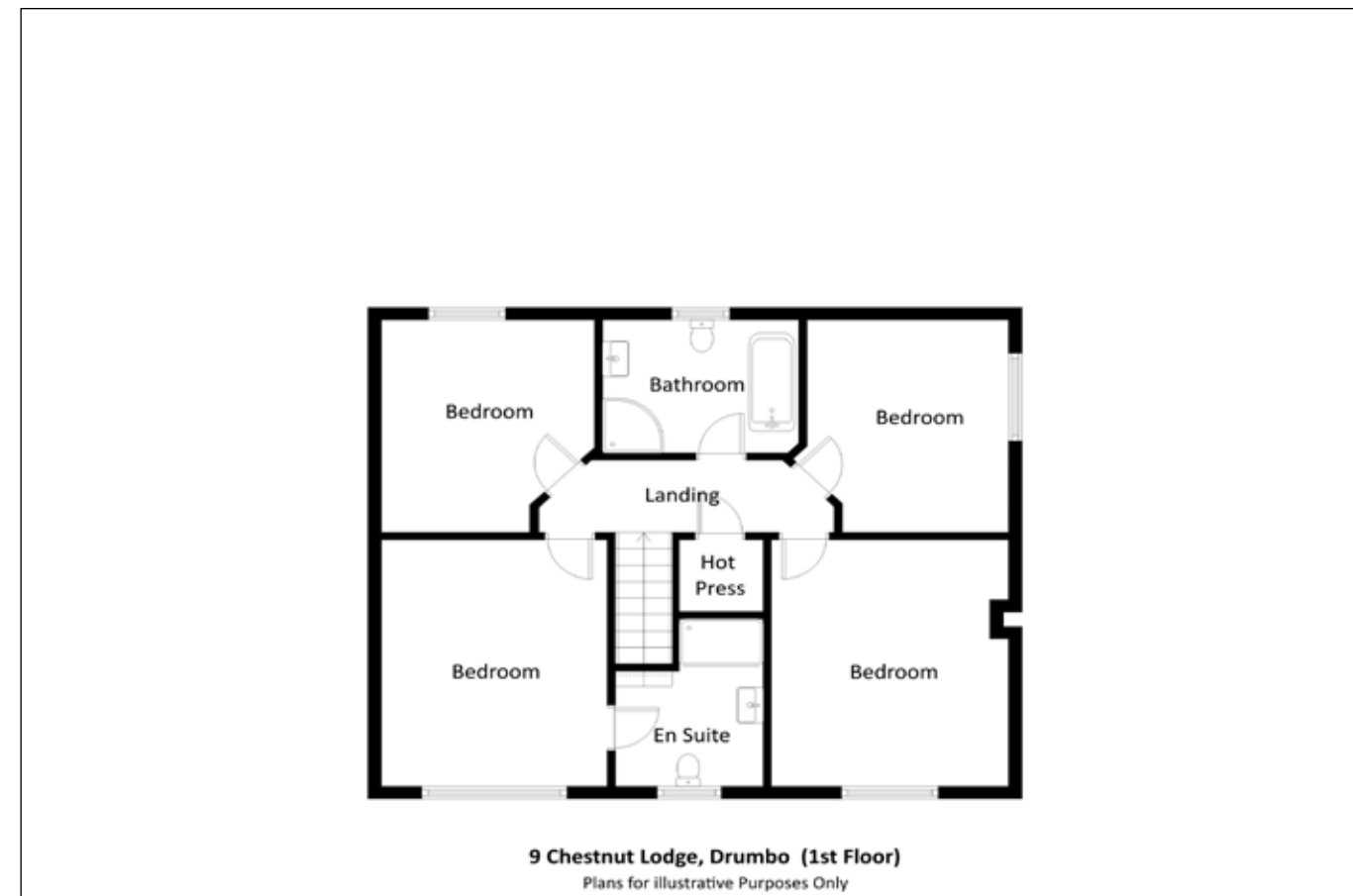
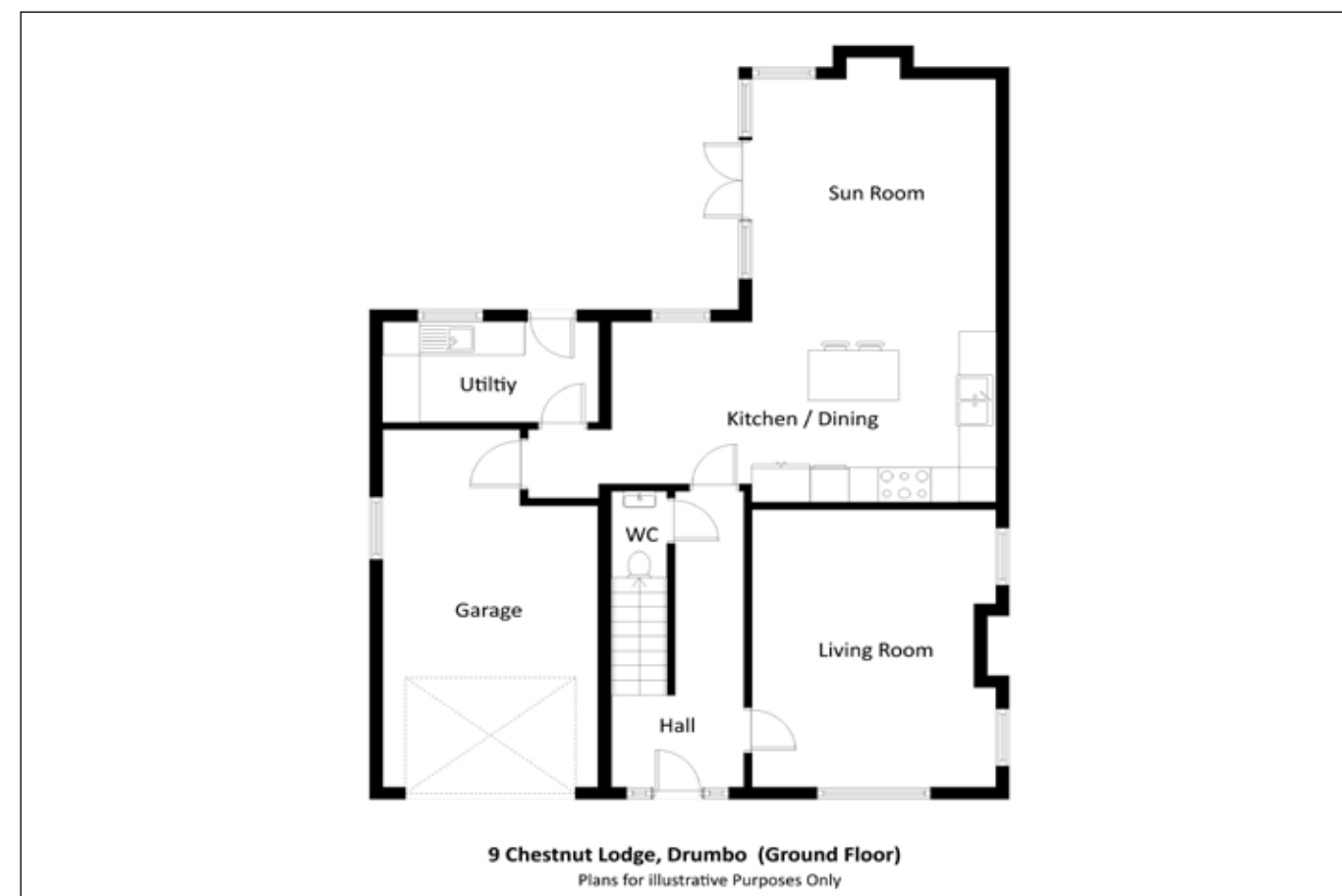




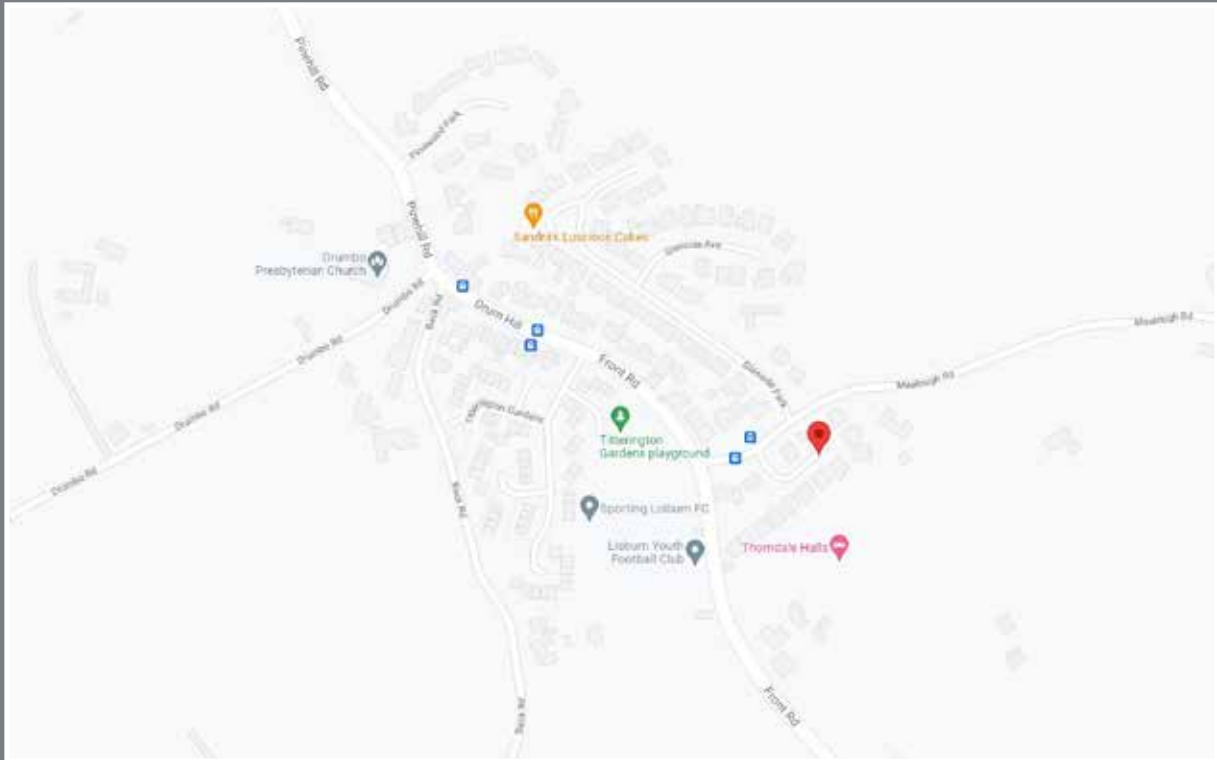


OUTSIDE

Enclosed rear garden bordered by brick wall with paved sitting area and gardens in lawn. PVC oil tank. Outside lighting.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/K/21/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9501-8167-0039-8020-2483



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