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## 24 Harmony Hill

Lisburn

BT27 4EP

Offers Over £825,000

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- EXCEPTIONAL DETACHED FAMILY HOME IN A PRESTIGIOUS AND EXTREMELY POPULAR LOCATION
  - ELEGANT RECEPTION HALL
  - 4 SEPARATE RECEPTION ROOMS
  - LUXURY FITTED KITCHEN OPEN PLAN TO FAMILY & DINING ROOM / UTILITY ROOM
  - 5 BEDROOMS, 4 WITH ENSUITE FACILITIES
  - FAMILY BATHROOM / GROUND FLOOR CLOAKROOM WITH WC
  - EXCEPTIONALLY WELL PRESENTED THROUGHOUT / SECURE DRIVEWAY PARKING / DOWNSTAIRS UNDERFLOOR HEATING
  - LEISURE SUITE INCLUDING GAMES ROOM / SWIMMING POOL COMPLEX WITH SAUNA
  - GENEROUS SITE WITH PRIVATE AND ENCLOSED GARDENS & SHELTERED SITTING AREAS
  - SUPERB LOCATION CONVENIENT TO MANY LOCAL AMENITIES INCLUDING LEADING SCHOOLS
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### PROPERTY COMPRISES

This impressive detached family home occupies a generous, private site in this much sought after residential location on Harmony Hill, Lisburn.

This modern property provides spacious family accommodation which is finished and presented to an exceptional standard and specification.

The ground floor accommodation briefly comprises an impressive reception hall which leads to the four generous reception rooms and a magnificent fitted kitchen which is open plan to family and dining areas and has access to and overlooks the rear garden. In addition, there is a utility room and a ground floor cloakroom with guest WC.

On the first floor there are five well-proportioned bedrooms, four with ensuite facilities along with a family bathroom.

This immaculately presented internal accommodation is perfectly complemented by the generous site which provides landscaped, private mature gardens and a sheltered paved patio area.

In addition, the property benefits from a superb leisure annex which includes a games room, swimming pool with sauna, hot tub and changing room facilities.

Situated within easy reach of leading schools and local shops this property is in a prime location and can only be fully appreciated on internal inspection. Viewing is highly recommended.

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**South Belfast Office**  
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**Bangor Office**  
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## PROPERTY DETAILS AND DIMENSIONS

**PORCH** Four panelled hardwood door. Decorative floor tiling, ornate cornicing. Hardwood internal glazed door with stained glass and leaded twin side panels.

**RECEPTION HALL** Solid oak flooring. Ornate cornicing with twin matching centre pieces.

**CLOAKROOM** Outer with coat hooks and tiled floor. Inner with tiled floor, WC and stainless steel circular bowl with glazed surround and mixer taps. One wall tiled with inset mirror. Storage cupboard under stairs.

**DRAWING ROOM** 20' 9" x 13' 10" (6.32m x 4.22m) Feature hand carved Italian marble fireplace with matching hearth, wide opening in brick and containing basket style grate. Ornate cornicing with matching ceiling centre piece.

**DINING ROOM** 19' x 13' 9" (5.79m x 4.19m) Accessed from hall via twin glazed doors. Solid French oak flooring. Ornate cornicing with matching centre piece.

**STUDY** 13' 10" x 9' (4.22m x 2.74m) Cornicing. High level custom built storage units. Herringbone wood effect flooring.

**FAMILY ROOM** 13' 10" x 20' 10" (4.22m x 6.35m) Featuring corner fireplace in Donegal cut stone from floor to ceiling with raised hearth and wide opening containing a cast iron gas stove. Solid wood flooring. Cornicing. Twin patio doors to garden.

**LUXURY KITCHEN WITH DINING AND SUN LOUNGE AREA** 25' x 21' 6" (7.62m x 6.55m) 'L' shaped. Superb range of units in solid French light oak with granite worktops and with upstands. Black gas fired 'Aga' in arched alcove with tiling. Matching island unit containing 5 ring gas hob with stainless steel extractor unit attached to ceiling over. Inset stainless steel circular sink unit, basket racking, inset spice shelving. Large walk in larder with shelving. Within the kitchen units are integrated Bosch oven microwave and dishwasher. Inset stainless steel sink unit with antique style pillar mixer taps. The high level units have matching pelmet and concealed lighting. Italian marble flooring throughout. Cornicing and inset lighting to ceiling. Twin patio doors from sun lounge to garden.

## GAMES ROOM AND SWIMMING COMPLEX

**GAMES ROOM** 18' 1" x 16' 3" (5.51m x 4.95m) With alcove. Door leading to...

**SWIMMING POOL COMPLEX** 27' 8" x 30' 9" (8.43m x 9.37m) Heated swimming pool approx. 6.4 metres by 3.2 metres with max depth approx. 2 metres. Automatic roll up cover. Counter Current Unit. Mood lighting. Under floor heating. Two air conditioning units. Vaulted wood panelled ceiling over swimming pool. Electric operated Velux roof lights. Bay window overlooking rear garden with door. Floor tiling. Sauna unit for 4-6 people. Hot tub for 6 people. Shower room - Tiled floor and walls. Shower cubicle. WC and hand wash basin.

**GALLERY STYLE LANDING FEATURING GLAZED ATRIUM** Walk in linen cupboard.

**MASTER BEDROOM** 17' x 12' 3" (5.18m x 3.73m) Cherry solid wood flooring. Ensuite shower with units - Polish porcelain tiled floor and walls. Large shower cubicle with rain showerhead. Vanity unit in marble with twin sinks and marble wall feature containing mirror. WC. Wall upright stainless steel radiator. Custom built storage clothing units in solid oak. Underfloor heating.

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#### PROPERTY DETAILS AND DIMENSIONS

**BEDROOM 2** 15' 3" x 13' (4.65m x 3.96m) Laminate flooring. Ensuite shower room with underfloor heating. Tiled floor and part tiled walls. Shower cubicle. Vanity unit. WC. Custom built storage clothing units.

**BEDROOM 3** 12' 5" x 12' 5" (3.78m x 3.78m) Laminate flooring. Ensuite shower room with underfloor heating. Vanity wash hand basin. WC. Tiled shower cubicle. Tiled floor and part tiled walls. Custom built storage clothing units

**BEDROOM 4** 13' 11" x 12' 8" (4.24m x 3.86m) Laminate flooring. Ensuite shower room with underfloor heating. Vanity wash hand basin. WC. Tiled floor cubicle. Tiled floor and part tiled walls. Custom built storage units.

**BEDROOM 5** 13' 10" x 9' 10" (4.22m x 3m)

**DELUXE BATHROOM** 13' 9" x 8' 4" (4.19m x 2.54m) Tiling to walls and polish porcelain tiled floor. Underfloor heating. White suite with modern style roll top bath with central mixer taps. Wash hand basin with towel rail under. WC. Large shower cubicle. Ceiling downlighters. Upright wall mounted stainless steel radiator.

**OUTSIDE** Electric operated entrance with wrought iron gates leading to extensive asphalt parking area with granite style kerbs. Lawn area with a variety of shrubs and trees and featuring a fish pond with fountain. Outside lighting. Very private and mature rear garden with extensive use of sandstone paving to include patio areas and paths. Lawn. Raised flowerbeds. Shrubbery and flowerbeds. Brick built garden shed. Garden lighting and outside water tap. Mains gas connection for barbecue.

**INTEGRAL GARAGE** 20' x 11' 6" (6.1m x 3.51m) Automatic door, side door containing gas fired boiler. Door to utility room.

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