



I HAWTHORN HALL, STONEYFORD, LISBURN, BT28 3QP

- A Most Impressive And Exceptionally Well Presented Detached Property Occupying A Prime Setting Within This Exclusive And Recently Built New Development
- Spacious Accommodation Boasting A High Level Of Specification Throughout
- Lounge With Wood Burning Stove And Oak Laminated Timber Floor
- Spacious And Luxury Fitted Kitchen And Dining Area With Range Of Integrated Appliances And Patio Doors / Cloakroom With Low Flush Suite
- Three Good Sized Bedrooms (One With Luxury Shower Room En Suite)
- Luxury Bathroom With Bath And Shower Cubicle
- Enclosed Rear Garden And Patio Area With South Westerly Aspect

PRICE: OFFERS IN THE REGION OF £239,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C77

REF:DL080725HG

- Detached Garage With Remote Control Roller Shutter Door And Utility Area With Built In Units
- Gas Fired Central Heating System (Flogas)
- PVC Double Glazed Windows And External Doors
- Built in 2021, this superb property has been well maintained and in as new condition, we strongly recommend early viewing.

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

Laminated timber floor. Composite entrance door.

CLOAKROOM:

Low flush suite. Close couple low flush wc. Pedestal wash hand basin with mono style mixer tap. Tiled splashback.

LOUNGE:

4.97m (16'4") x 3.28m (10'9")

Wood burning stove with polished granite inset and hearth. Oak effect laminated timber floor. Recessed spotlights.

SPACIOUS AND LUXURY FITTED KITCHEN AND DINING AREA:

5.43m (17'10") x 4.63m (15'2")

Range of high and low level units. Round edge work surfaces. Ceramic bowl and a half single drainer sink unit with mixer tap. Hotpoint integrated oven and ceramic touch control hob with glass splashback. Extractor unit in glass canopy. Integrated fridge freezer. Integrated dishwasher. Part tiled walls. Slate effect ceramic tiled floor. Double doors leading to rear garden and patio.



FIRST FLOOR

BEDROOM (1):

4.42m (14'6") x 3.18m (10'5")

Oak laminated timber floor.



LUXURY SHOWER ROOM EN SUITE:

Tiled shower cubicle with thermostatic shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor.

BEDROOM (2):

3.68m (12'1") x 3.28m (10'9")

Oak laminated timber floor.



BEDROOM (3):

3.28m (10'9") x 2.63m (8'8")

Oak laminated timber floor.

LUXURY BATHROOM: White suite. Panelled bath with mixer tap and shower attachment. Tiled surround. Shower cubicle with thermostatic shower. Vanity unit with wash hand basin and mono style mixer tap. Tiled splashback. Ceramic tiled floor. Recessed spotlights. Separate hot press with gas fired combi boiler.



OUTSIDE: Front and side gardens laid in lawn with boundary railing. Tarmac driveway. Enclosed rear garden with private aspects. Laid in lawn. Paved patio area. Outside tap and lights. Outside power points.

DETACHED GARAGE: 5.80m (19'0") x 3.50m (11'6")

Remote control motorised roller shutter door. PVC double glazed pedestrian door. Utility area with range of high and low level units. Plumbed for washing machine. Light and power.



TENURE: We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2025 to March 2026 £1,182.74

DIRECTIONS: Coming into Stoneyford Village, Hawthorn Hall is on the right.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

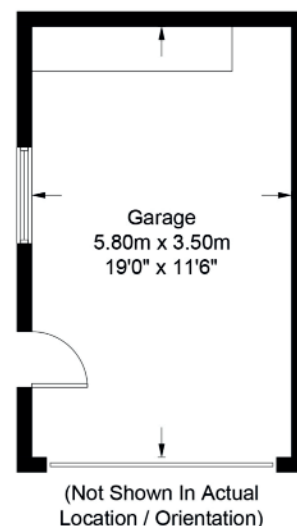
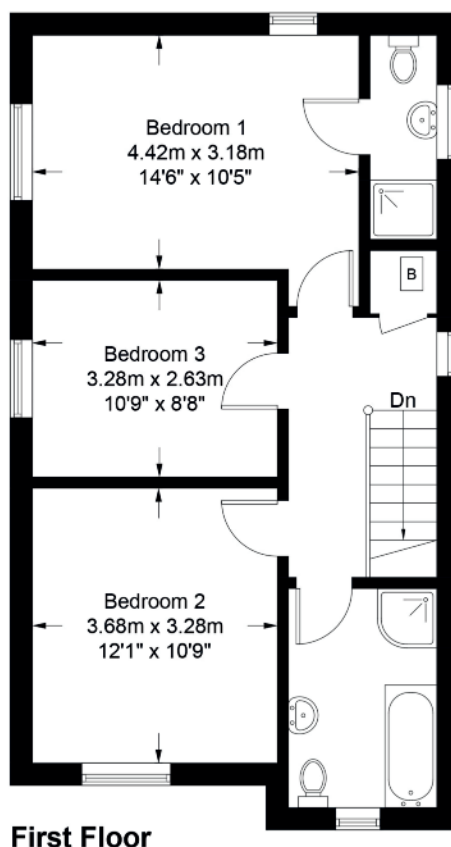
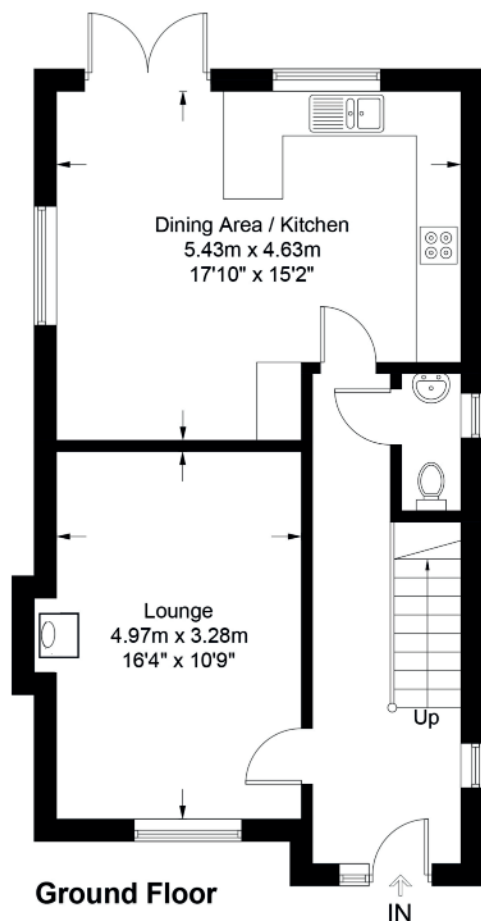


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