



6 HIGHFIELDS CLOSE, LISBURN, BT28 3GL

- A Most Impressive And Exceptionally Well Presented Detached Property Occupying A Prime Setting Within This Highly Desirable Location Convenient To South Belfast, Lisburn City Centre And Excellent Schools For All Ages
- Highly Adaptable And Well Appointed Family Accommodation Extending To Approximately 2800 Square Feet
- Entrance Hall With PVC Composite Double Glazed Entrance Door And Tiled Floor
- Lounge With Wooden And Granite Fireplace With Multi Fuel Burning Stove / Separate Family Room
- Spacious Sunroom With Double Glazed Bi-Folding Patio Doors And Feature Glass Roof Lantern
- Luxury Kitchen/Dining Area With Integrated Appliances / Utility Room / Luxury Tiled Shower Room
- Five Bedrooms (Master With Luxury Shower Room En Suite And Walk In Robe / Two With Shared En Suite)
- Luxury Tiled Bathroom With White Suite Including Shower Cubicle With Thermostatic Shower

PRICE: OFFERS IN THE REGION OF £395,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D63

REF: GNI2042ISR

- Front Garden Laid In Lawn With Tarmac Parking Area / Enclosed Rear Patio Garden With Composite Decking Area And Impressive Waterfall Water Feature
- External Store With Roller Shutter Door
- Oil Fired Central Heating System / Alarm System
- PVC Double Glazed Windows / PVC Fascias And Soffits
- Presented To A High Standard Throughout / Internal Viewing Is Highly Recommended To Appreciate Everything This Stunning Family Home Has To Offer

ACCOMMODATION Measurements are approximate

ENTRANCE HALL:

PVC composite double glazed entrance door with side panels. Tiled floor. Storage under stairs with light.

LOUNGE:

18' 7" x 13' 9" (5.66m x 4.18m)

Wooden and granite fireplace with multi fuel burning stove. Wood effect laminated timber floor. Open plan to kitchen/dining area.

FAMILY ROOM:

18' 7" x 10' 8" (5.67m x 3.26m)

Wooden fire surround with slate hearth. Wood effect laminated timber floor.

SUNROOM:

20' 11" x 17' 2" (6.37m x 5.22m)

Measurements taken to widest points. Double glazed bi-folding patio doors to rear patio garden. Recessed spotlights. Tiled floor. Glass roof lantern. Open plan to kitchen/dining area.

LUXURY KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

27' 9" x 11' 9" (8.47m x 3.57m)

Excellent range of high and low level units. Quartz work tops. Two integrated Belling ovens. Integrated Belling hob. Integrated dishwasher. Plumbed for American fridge freezer. Extractor unit in stainless steel and glass canopy. Quartz single drainer bowl and a half stainless steel sink unit with mixer tap. Dining bar. Recessed spotlights in kitchen area. Tiled floor. Part tiled walls. Open plan to Sunroom. Open plan to Lounge.

UTILITY ROOM:

6' 8" x 5' 9" (2.04m x 1.74m)

High and low level units. Granite effect round edge work surface. Single drainer stainless steel sink unit with mono style mixer tap. Plumbed for washing machine. Space for tumble dryer. Tiled walls. Tiled floor.



LUXURY TILED SHOWER ROOM:

Quadrant shower cubicle with Triton electric shower. Semi pedestal wash hand basin with mono style waterfall style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Tiled walls. Tiled floor.



BEDROOM (5):

19' 1" x 8' 11" (5.82m x 2.71m)

PVC double glazed French Doors to rear patio garden. Recessed spotlights. Tiled floor.



FIRST FLOOR

BEDROOM (1):

20' 8" x 17' 3" (6.31m x 5.27m)

Measurements taken into Dormer windows. Wood effect laminated timber floor. Recessed spotlights. Walk in robe.



LUXURY TILED SHOWER ROOM EN SUITE:

Shower enclosure with Triton electric shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Tiled walls. Tiled floor. Roof window.



BEDROOM (2):

13' 8" x 11' 5" (4.17m x 3.47m)

Laminated timber floor. Recessed spotlights. Access to en suite.

BEDROOM (3):

12' 11" x 11' 5" (3.93m x 3.48m)

Recessed spotlights. Access to en suite.



SHARED TILED EN SUITE:

Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Wall mirror with LED backlight. Tiled walls. Tiled floor. Recessed spotlights.

BEDROOM (4):

10' 9" x 10' 5" (3.28m x 3.18m)

Measurements to include built in storage with light.



LUXURY TILED BATHROOM:

White suite. Quadrant shower cubicle with thermostatic shower and drencher head. Bath with centre mount mixer tap and shower attachment. Vanity unit with his and her wash hand basins both with mono style mixer taps. Close couple low flush wc. Recessed spotlights. Tiled walls. Tiled floor. Chrome finish heated towel rail. Separate hotpress on landing.

OUTSIDE

Front garden laid in lawn. Tarmac parking area. Raised barkset flowerbeds with shrubbery and lights. External power sockets. Boiler house with oil fired boiler. PVC oil storage tank. Enclosed rear patio garden laid in paving with composite decking area. Feature tiled waterfall water feature. Feature external lighting. Outside tap and light. Raised flowerbeds with shrubbery.

EXTERNAL STORE:

10' 5" x 8' 11" (3.18m x 2.72m)

Roller shutter door. Light.

TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £150, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2020 to March 2021 £1,855.68

DIRECTIONS

From Pond Park Road turn onto Belmont Road. Turn right onto Kenilworth Drive then left onto Highfields Avenue. At the end of the road turn left onto Highfields Road, turn right onto Highfields Close. Number 6 is on the left.

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

