



38 PLANTATION AVENUE LISBURN, BT27 5BL

- A Most Impressive And Well Presented Detached Property Occupying A Spacious Setting Within This Highly Desirable And Convenient Residential Location
- Spacious Lounge With Marble And Granite Fireplace And Large Patio Doors Overlooking Private Rear Garden
- Separate Family Room, Study Or Optional Fourth Bedroom / Cloakroom With Low Flush Suite
- Spacious And Luxury Fitted Kitchen And Dining Area With Range Of Integrated Appliances And Patio Doors
- Three Spacious Bedrooms Plus Optional Fourth Bedroom On Ground Floor
- Spacious Luxury Tiled Bathroom With White Suite And Spacious Shower Room En Suite
- Generous Setting With Mature And Private Gardens To Front And Rear / Asphalt Driveway And Parking Space
- Integral Large Garage With Remote Control Door

PRICE: OFFERS IN THE REGION OF £275,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D59

REF:GNI2042IHG

- Oil Fired Central Heating System With Pressurised Hot Water
- PVC Fascias And Soffits / Hardwood Double Glazed Windows
- A Superb Family Home Offering Spacious Accommodation And Fabulous Outside Space, Early Viewing Is Highly Recommended

ACCOMMODATION

Measurements are approximate

OPEN ENTRANCE PORCH:

ENTRANCE HALL:

Hardwood entrance door with leaded and etched glass window. Hardwood open tread staircase and handrail. Recessed spotlights. Built in storage cupboard.

CLOAKROOM WITH LOW FLUSH SUITE:

Close couple low flush wc. Wash hand basin with mono style mixer tap. Ceramic tiled floor.

SPACIOUS LOUNGE:

7.00m (23'0") x 3.95m (13'0")

Feature polished marble fire surround with cast iron inset and polished granite hearth. Oak effect Karndene floor. Coving. Large patio doors leading to paved patio area and private rear garden. Wall light points.

FAMILY ROOM OR STUDY OR BEDROOM(4):

3.20m (10'6") x 2.62m (8'7")

SPACIOUS AND LUXURY FITTED KITCHEN/DINING AREA WITH RANGE OF INTEGRATED APPLIANCES:

7.25m (23'9") x 3.17m (10'5")

Excellent range of high and low level units. White marble work tops and splash back. Raised oak dining bar. Hotpoint integrated double oven. Belling ceramic touch control hob and marble splash back. Extractor hood in stainless steel canopy. Integrated dishwasher. Integrated larder fridge. Integrated larder freezer. Plumbed for washing machine. Access to rear hall with access to integral garage.



FIRST FLOOR:

SPACIOUS MASTER BEDROOM (1):

5.65m (18'6") x 3.95m (13'0")

Built in robes. Panoramic views.



SPACIOUS SHOWER ROOM EN SUITE:

Shower cubicle with Mira excel thermostatic shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls. Kardene tiled floor with border feature. Recessed spotlights. Range of built in robes. Light.

BEDROOM (2):

3.82m (12'6") x 3.64m (11'11")

BEDROOM (3):

3.66m (12'0") x 3.30m (10'10")

Built in robes.



SPACIOUS AND LUXURY TILED BATHROOM WITH WHITE SUITE:

Panelled bath. Centre mount mixer tap and shower attachment. Large quadrant shower cubicle with thermostatic shower and drencher head. Vanity unit with wash hand basin and mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Marble effect ceramic tiled walls and floor. Recessed spotlights. Separate hotpress.



STOREROOM: light and access to roofspace storage over garage.

OUTSIDE: Spacious gardens. Front garden laid in lawns with mature trees and shrubs. Asphalt driveway and parking area. Spacious and enclosed rear garden with private aspects. Laid in lawn with mature trees and shrubs. Spacious paved patio area.

INTEGRAL LARGE GARAGE: 5.46m (17'11") x 4.85m (15'11")

Remote control up and over door. Oil fired boiler. Light and power.



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

RATES PAYABLE: For period April 2020 to March 2021 £1701

DIRECTIONS: From Saintfield Road turn into Plantation Road and then left into Plantation Avenue.

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



38 Plantation Avenue, Lisburn, BT27 5BL

Approximate Gross Internal Area = 202.8 sq m / 2183 sq ft
(Including Garage)

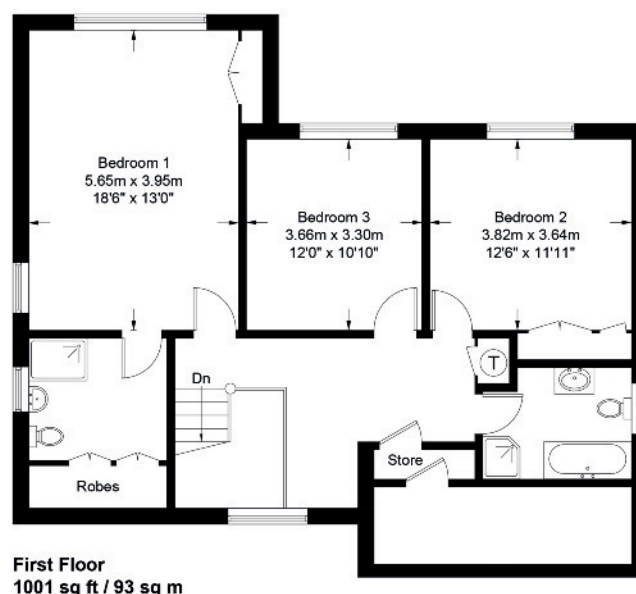
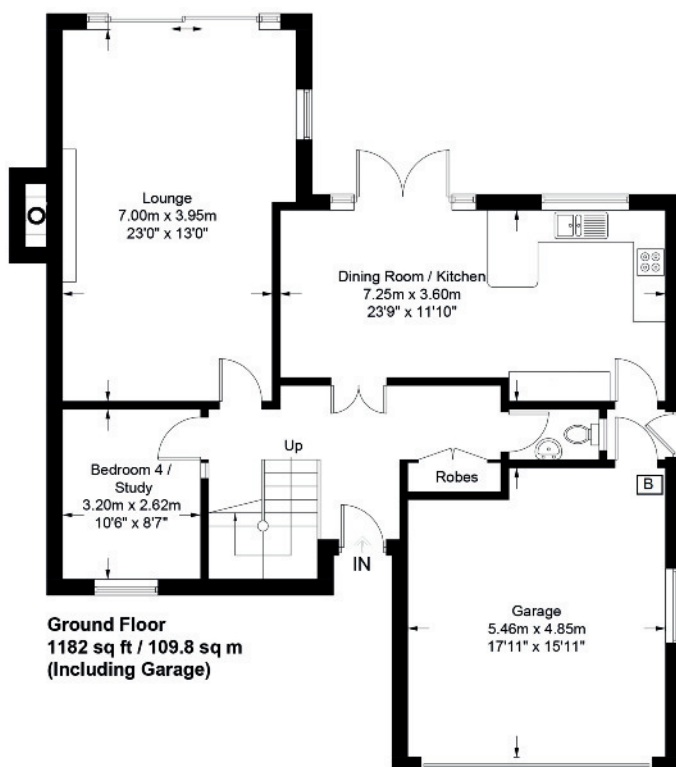


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID750108)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	65 D
39-54	E		
21-38	F		
1-20	G		

VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

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