

Stable Lane, Kesh Road, Maze,
Lisburn, County Down, BT27

Asking Price: £435,000
Freehold

 **Reeds Rains**

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Asking Price: £435,000 Freehold

Council Tax Band:

EPC Rating: D

Stunning detached 4-bedroom house with spacious garden and garage. This property boasts modern amenities and high-quality finishes throughout. Located in a desirable neighbourhood, this home offers a perfect blend of comfort and style. Book your viewing today!

Reception Hall

Ceramic tiled flooring, centre feature.

WC

Low level WC, wash hand basin.

Living Room

16'10" x 13'8" (5.13m x 4.17m)

Feature fireplace with wooden surround, open fire, slate hearth, laminate flooring.

Kitchen/ Dining Area

23'4" x 11'7" (7.1m x 3.53m)

Luxury fitted range of high and low level cabinets, feature island unit, Granite work tops, Belfast sink unit, integrated dishwasher, tiled flooring, space for American Fridge/ freezer and built-in range cooker.

Bar/ Sunroom (Extended)

15'8" x 12' (4.78m x 3.66m)

Fitted bar unit, tiled flooring, French doors to rear.

Utility Room

9' x 7'11" (2.74m x 2.41m)

Range of units, sink unit, plumbed for washing machine.

Dining Room

12'2" x 11'2" (3.7m x 3.4m)

Tiled flooring, Sliding wooden doors through to sunroom.

Extended Sun Room

16'10" x 11'2" (5.13m x 3.4m)

Veluxe windows, tiled flooring, French doors to rear gardens.

Garage

15'5" x 11'3" (4.7m x 3.43m)

Oil fired boiler.

Landing

Bedroom 1

16'1" x 11'3" (4.9m x 3.43m)

Walk-in Dressing Room

En-suite

Separate shower cubicle with controlled shower unit, wash hand basin, low level WC, wall and floor tiling.

Bedroom 2

14'9" x 11'11" (4.5m x 3.63m)

Bedroom 3

14'1" x 12'9" (4.3m x 3.89m)

Bedroom 4

12'5" x 11'11" (3.78m x 3.63m)

Bathroom

Family bathroom suite with panelled bath, wash hand basin, low level WC, shower cubicle with with controlled shower, wall and floor tiling.

Gardens

Highly impressive enclosed rear gardens with feature pergola and paved patio area and wooden decking, raised flower beds, apple and pear trees . Dog run to side, outside shed.

Driveway / Car Parking

To front.

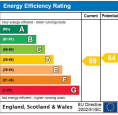
Note To Purchasers

CUSTOMER DUE DILIGENCE As a business carrying out estate agency work, we are

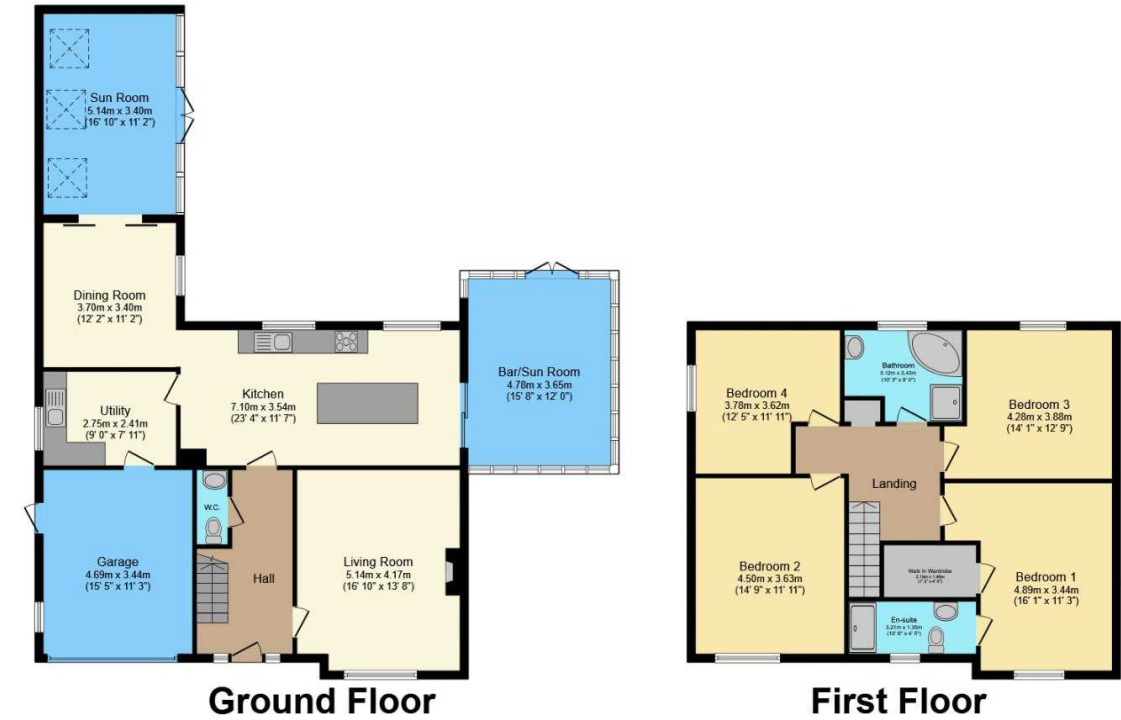
required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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For full EPC please contact the branch.



Total floor area 224.9 sq.m. (2,421 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

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