



We are delighted to bring to the sales market this superbly appointed four bedroom detached family home occupying a private site on Kirkwoods Park. Positioned just off Kirkwoods Road, the property provides ease of access for the city commuter to Belfast and Hillsborough Village and is within striking distance of Lisburn City Centre with a range of local amenities and lies within the catchment area to the region's most prestigious schools.

To the ground floor, the property provides a bright and airy reception hall with built in storage, downstairs WC, living room, dining room, an open plan kitchen diner, utility room and access to an integral double garage. The first floor of the property provides further excellent accommodation offering a bright landing area, four well-appointed bedrooms, main bedroom with en-suite shower room and a further family bathroom with white suite.

The property benefits from UPVC double glazing throughout, gas fired central heating, tarmac driveway with private off street parking, front garden laid in lawns and an extensive enclosed private rear garden with mature shrubs and flowerbeds with raised decking areas ideal for outdoor entertaining.

Rarely do properties of this quality present themselves to the open market, early internal inspection is highly recommended to appreciate all this property has to offer.

**Offers Around  
£310,000**

15 Kirkwoods Park,  
LISBURN,  
BT28 3RR

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Viewing by  
appointment with  
& through agent  
028 9266 1700



- Superbly Presented Four Bedroom Detached Family Home Occupying a Prime Position in a Quiet Cul De Sac
- Ideally Positioned just off Kirkwoods Road and the Belsize Road, Lisburn
- Close to Local Leading Schools and Belfast International Airport
- Excellent Transport Links to Belfast and Lisburn City Centres
- Close Proximity to Lisburn Golf Club, Sprucefield Shopping Centre and Hillsborough Village
- Four Well Appointed Bedrooms, Main Bedroom with En-Suite Shower Room
- Bright and Airy Reception Hall with Built in Storage and Downstairs WC
- Separate Living Room and Dining Room
- Open Plan Kitchen Diner with Access to Separate Utility Room
- Integral Double Garage with Metal Up and Over Electric Door
- Tarmac Driveway with Private Off Street Parking and Front Garden Laid in Lawns
- Mature Enclosed Private Rear Garden with Raised Decking and Patio Areas
- Gas Fired Central Heating and Double Glazing Throughout
- Early Viewing Highly Recommended



The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: uPVC composite front door with frosted glass inset and side light to:

RECEPTION HALL: Under stairs storage.

DOWNSTAIRS W.C.: White suite comprising low flush wc with push button, wash hand basin, chrome mixer tap, vanity unit below, frosted glass window, tiled floor.

KITCHEN/DINER: 13' 7" x 10' 8" (4.14m x 3.25m) (at widest points). Range of high and low level units, laminate work tops, stainless steel single drainer sink unit with chrome mixer tap, integrated dishwasher, space for range cooker with glass splashback, extractor fan. Breakfast bar with built-in wine rack. Polished tiled floor, additional larder storage, plumbing for American style fridge/freezer. Floor to ceiling radiator. Outlook to rear garden.



UTILITY ROOM: Range of high and low level units, laminate worktops, plumbed for washing machine, additional larder storage. Double glazed access door to side, polished tiled floor.



INTEGRAL GARAGE: 18' 2" x 16' 6" (5.54m x 5.03m) (at widest points). Window with outlook to front. Electric metal up and over door. Space for fridge/freezer.

DINING ROOM: 13' 9" x 11' 1" (4.19m x 3.38m) (at widest points). Outlook to rear garden. uPVC double glazed sliding doors.



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LOUNGE: 19' 7" x 11' 4" (5.97m x 3.45m) (at widest points). Dual aspect to front and rear. Cornice ceiling.



First Floor

LANDING: Access hatch to roofspace. Hotpress with built-in shelving and Worcester Bosch gas fired boiler.

FAMILY BATHROOM: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer tap, panelled bath with chrome taps. Shower with thermostatic control valve and telephone attachment, fully tiled walls, tiled floor, chrome heated towel rail.



BEDROOM (4): 11' 0" x 6' 6" (3.35m x 1.98m) (at widest points). Outlook to rear.

BEDROOM (3): 12' 8" x 8' 3" (3.86m x 2.51m) (at widest points). Outlook to front. Range of built-in sliderobes, low voltage spotlights.



BEDROOM (2): 11' 5" x 8' 3" (3.48m x 2.51m) (at widest points). Outlook to front.



BEDROOM (1): 11' 11" x 11' 1" (3.63m x 3.38m) (at widest points). Outlook to rear. Range of built-in storage and cabinets.

ENSUITE SHOWER ROOM: White suite comprising low flush wc with push button, wash hand basin with chrome mixer tap and built-in vanity unit, shower cubicle with bi-folding door. Cladded shower enclosure with chrome thermostatic control valve and telephone attachment. Fully tiled walls, tiled floor, frosted glass window, extractor fan.



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## Outside

Tarmac driveway with off-street parking for 2-3 cars. Access to Integral Garage.

Private and enclosed rear garden with surrounding patio areas and raised patio areas for outdoor entertaining. Access gate to both sides. Outside tap and outside light. Bin storage.







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Floor 1



Floor 2

## Location:

Kirkwoods Park is located just off Kirkwoods Road, Lisburn.

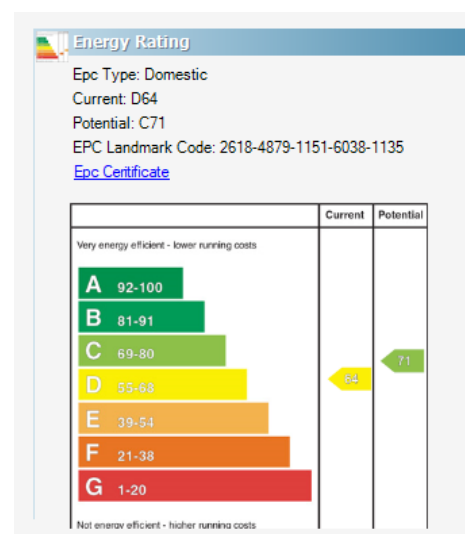
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Ballyhackamore - 028 90 65 0000

Lisburn Road - 028 90 66 3030

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