



6 Kings Chase represents a superb opportunity to acquire a substantial five bedroom detached family home occupying an excellent private site in a quiet development. Positioned just off the Gravelhill 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, downstairs WC, living room, lounge, open plan kitchen diner, utility room and access to an integral garage. The first floor of the property provides a spacious landing with two built in storage cupboards, five well-appointed bedrooms, main bedroom with en-suite shower room and a further family bathroom with white suite.

The property further benefits from double glazing throughout, oil fired central heating, patio driveway with private off street parking for two to three cars and access to an integral garage, front garden laid in lawns, enclosed private rear garden with patio walkways and access to a detached sun room with WC which could also be used as a work from home space.

Providing versatile living accommodation throughout and occupying an absolutely superb extensive site with no onward chain, we recommend viewing at your earliest convenience.

Offers Around  
£379,950

6 Kings Chase,  
Lisburn,  
BT27 5ST

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Viewing by  
appointment with  
& through agent  
028 9266 1700



- Superbly Presented Detached Family Home Occupying an Extensive Private Site
- Ideally Positioned just off the Gravelhill Road, Lisburn
- Close to Local Leading Schools and Belfast International Airport
- Excellent Transport Links to Belfast and Lisburn City Centres and Further Afield
- Close Proximity to Lisburn Golf Club, Sprucefield Shopping Centre, Moira and Hillsborough Village
- Spacious Hallway with Downstairs WC
- Five Well Appointed Bedrooms, Main Bedroom with En-Suite Shower Room
- Living Room and Separate Lounge
- Open Plan Kitchen Diner with Granite Worktops and Range of Built in Units Including Break-fast Bar
- Separate Utility Room with Access to an Integral Garage
- Family Bathroom with Modern White Suite
- Generous Built in Storage Throughout
- Front Garden Laid in Lawns with Patio Driveway Providing Ample Off Street Parking
- Enclosed Private Rear Garden with Patio Walkways
- Detached Sun Room with WC Ideal for Working from Home or Outdoor Entertaining
- Oil Fired Central Heating and UPVC Double Glazing
- No Onward Chain
- Early Viewing Highly Recommended



The Property Comprises:

## Ground Floor

Glazed front door with glass inset and glass side light to:



RECEPTION HALL: Tiled floor, generous under stair storage/cloaks with built-in shelving.

DOWNSTAIRS W.C.: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer tap and tiled splashback, tiled floor, radiator, extractor fan.

LIVING ROOM: 14' 7" x 12' 7" (4.44m x 3.84m) (at widest points and into square bay window).

Outlook to front. Solid wooden flooring.



LOUNGE: 16' 0" x 12' 7" (4.88m x 3.84m) (at widest points). Dual aspect to rear and side. Solid wooden flooring. Portuguese limestone fireplace surround with gas coal effect fire.



KITCHEN OPEN PLAN TO DINING: 24' 6" x 10' 9" (7.47m x 3.28m) Range of high and low level units with granite worktops, inset stainless steel single drainer sink unit with chrome mixer taps, built-in dishwasher, built-in wine rack, built-in fridge/freezer, space for range cooker, granite up-stand, stainless steel splashback, stainless steel extractor fan, breakfast bar with additional seating area and storage, tiled floor. Ample space for casual dining. uPVC double glazed French doors to rear garden.





## First Floor

LANDING: Hotpress with insulated lagged copper cylinder. Walk-in wardrobe with built in cabinets, power supply and light.

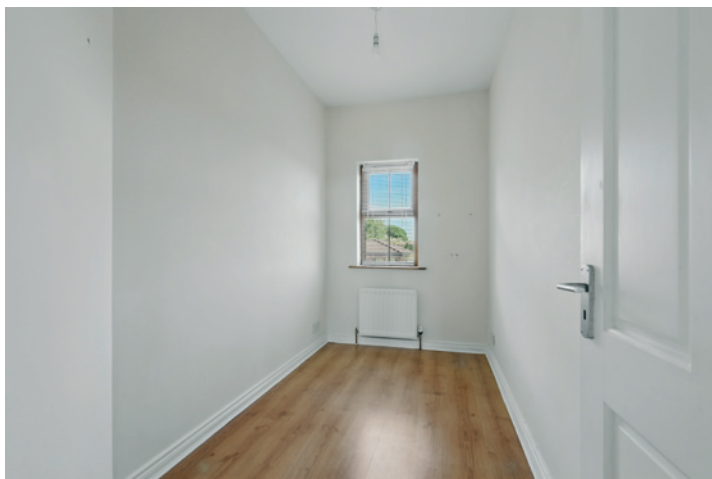
BEDROOM (1): 14' 5" x 12' 7" (4.39m x 3.84m) (at widest points). Outlook to front. Laminate wood effect flooring. Built-in storage with shelving.

ENSUITE SHOWER ROOM: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer tap. Corner shower unit with glass sliding door, thermostatic shower unit with telephone attachment, part tiled walls, tiled floor, extractor fan.



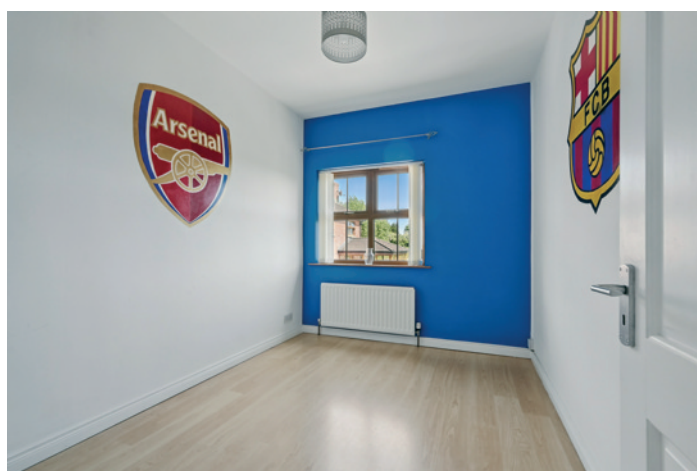
BEDROOM (2): 12' 10" x 10' 9" (3.91m x 3.28m) (at widest points). Outlook to rear.

BEDROOM (5): 10' 9" x 8' 5" (3.28m x 2.57m) (at widest points). Outlook to rear. Laminate wood effect flooring.

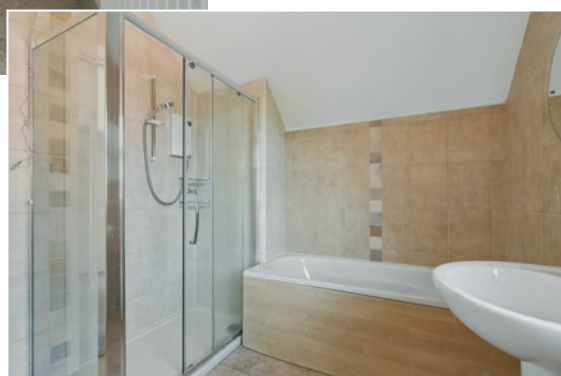


BEDROOM (4): 10' 8" x 6' 0" (3.25m x 1.83m) (at widest points). Outlook to rear. Access hatch to roofspace, laminate wood effect flooring.

BEDROOM (3): 10' 9" x 9' 7" (3.28m x 2.92m) (at widest points). Outlook to rear. Laminate wood effect flooring.



FAMILY BATHROOM: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome taps, panelled bath with chrome taps and telephone hand shower, corner shower cubicle with glass sliding door, electric shower unit with telephone attachment, part tiled walls, tiled floor, frosted glass window. Extractor fan.





## Outside

REAR GARDEN: Enclosed, private rear garden laid in lawns with paved paths. Raised timber decking area. Access gates to both sides. Outside tap and light.

OUTSIDE WC: White suite comprising low flush wc, floating wash hand basin with chrome taps, wooden panelled walls.



SUN ROOM: uPVC double glazed sliding doors. Laminate flooring, built-in worktops, low voltage spotlights. Outside power sockets.



Front garden laid in lawns with corner flowerbeds.  
Pavior driveway with off-street parking for two cars.  
Pavior path to front door.

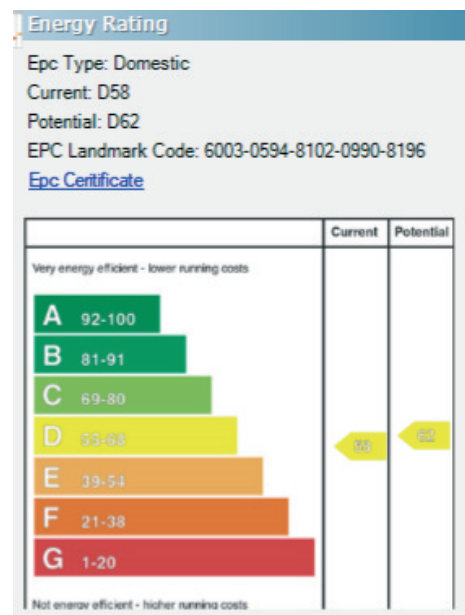
Telephone 028 9266 1700  
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# The Floorplan For This Property Is Being Processed

Location:

Kings Chase is located off the Gravelhill Road,  
Lisburn.

Lisburn - 028 92 66 1700  
Ballyhackamore - 028 90 65 0000  
Lisburn Road - 028 90 66 3030  
North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



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