



Discover 16 Fairfields Manor, a beautifully presented four bedroom detached family home tucked away in one of Lisburn's most desirable neighbourhoods. This elegant residence effortlessly combines modern living with timeless appeal.

Step through the welcoming entrance into a bright, open-plan ground floor incorporating a spacious living room with a wood-burning stove. Flowing seamlessly from here is a contemporary kitchen-dining area, fully equipped with sleek integrated appliances, chic cabinetry, and a stylish breakfast bar with a further open plan sun room — a perfect hub for everyday living and entertaining.

French doors open from the sun room / dining area and lead onto a private, landscaped rear garden, complete with a patio—ideal for al fresco dining or simply relaxing in peace. A handy guest WC or cloakroom rounds out the ground-floor layout.

Upstairs, the property's thoughtful design continues. The master bedroom offers generous proportions and a luxurious en-suite shower room. Three additional well-sized bedrooms provide flexibility for family living or a home office. These are served by a modern family bathroom, finished to a high standard with quality tiling and fixtures.

Additional practical benefits include ample off-street parking, and energy-efficient features such as zoned gas central heating and UPVC double glazing. Set within a quiet, family-friendly development, this home is just a short stroll from Lisburn's excellent schools, shopping facilities, parks, and commuter links—making it ideal for first-time buyers, growing families, or anyone seeking a ready-to-move-in property.

Offers Around
£349,950

16 Fairfields Manor,
LISBURN,
BT28 3WA

Viewing by
appointment with
& through agent
028 9266 1700

- Superbly Presented Four-Bedroom Detached Home Occupying a Private Site in the Popular Fairfields Development
- Ideally Positioned just off Boomers 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
- Separate Living Room with Wood Burner
- Open Plan Kitchen Living Dining Space with Range of Storage and Appliances
- Open Archway to Sunroom
- Downstairs WC / Cloaks Area
- Zonal Gas Fired Central Heating and UPVC Double Glazing Throughout
- Tarmac Driveway with Ample Private off Street Parking
- Enclosed Landscaped Private Rear Garden with Low Maintenance and Surrounding Patio Areas
- Early Viewing Highly Recommended



The Property Comprises:

Ground Floor

Composite front door with glass insets to . . .

RECEPTION HALL: Tiled floor, picture window.

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, chrome heated towel rail, low voltage recessed spotlighting, frosted glass window.



LIVING ROOM: 15' 6" x 11' 1" (4.72m x 3.38m) (at widest points). Mature outlook to front, tiled floor, cast iron wood burning stove with granite inset and hearth, wooden sleeper mantelpiece.



KITCHEN/LIVING/DINING: 25' 8" x 20' 0" (7.82m x 6.1m) (at widest points). Fully tiled floor throughout, understairs storage/utility with access to electric meter. Bespoke fully fitted kitchen with range of high and low level units, laminate worktops, matt white sink with chrome mixer tap and side drainer, built-in dishwasher, built-in high level double oven and grill, built-in fridge freezer, built-in larder storage, four ring stainless steel gas hob with built-in extractor fan and tiled walls, breakfast island with seating area.



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SUN ROOM: Low voltage recessed spotlighting, uPVC double glazed access door to rear garden.



First Floor

LANDING: Access hatch to fully floored roofspace via Slingsby ladder. Picture window, hotpress with pressurized water cylinder.

FAMILY BATHROOM: White suite comprising low flush wc with push button, floating wash hand basin with chrome mixer tap and vanity unit, panelled bath with mixer tap, part tiled walls, tiled floor, chrome heated towel rail, corner shower unit with glass bi-folding door, fully tiled shower enclosure with chrome thermostatic control valve and telephone attachment, low voltage recessed spotlighting, extractor fan.



BEDROOM (2): 11' 5" x 10' 0" (3.48m x 3.05m) (at widest points). Outlook to rear.



BEDROOM (3): 10' 0" x 8' 2" (3.05m x 2.49m) (at widest points). Outlook to rear.



BEDROOM (4): 9' 8" x 8' 0" (2.95m x 2.44m) (at widest points). Outlook to front.



BEDROOM (1): 12' 0" x 11' 5" (3.66m x 3.48m) (at widest points). Outlook to front.

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 bi-folding door, fully tiled shower enclosure with chrome thermostatic control valve and telephone attachment and rain shower head, part tiled walls, tiled floor, chrome heated towel rail, low voltage spotlighting, frosted glass window, extractor fan.



Outside

Tarmac driveway to front. Enclosed, private rear garden, part patio, part laid in lawns, with access gate to side.

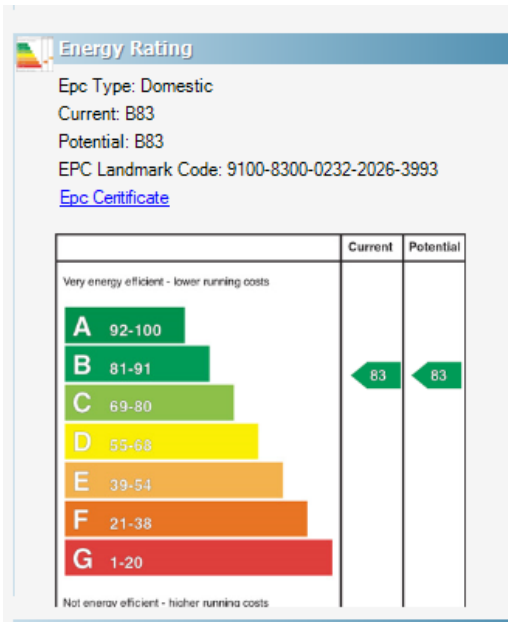


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Location:

16 Fairfields Manor is located off Boomers Road, Lisburn.

Lisburn - 028 92 66 1700
Ballyhackamore - 028 90 65 0000
Lisburn Road - 028 90 66 3030
North Down - 028 90 42 4747
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