



31B LOUGH ROAD,
BALLINDERRY UPPER,
LISBURN,
BT28 2JY

Offers Around
£675,000

Viewing by
appointment with
& through agent
028 9266 1700



We are delighted to bring to the market this fantastically appointed five-bedroom recently constructed detached family home ideally positioned in Upper Ballinderry. The property provides an extensive private site and circa 4500 square feet of versatile spacious living accommodation which is ideal for modern family living.

This popular address offers ease of access for the city commuter and is ideally positioned between Belfast, Lisburn and Crumlin with a range of local amenities including many popular restaurants, shops and leading local schools. The property provides excellent access routes to Belfast International Airport for the daily commuter.

In short the property provides a grand reception hall, front living room with feature fireplace, open plan kitchen dining living space with bespoke fully fitted kitchen and a range of build in appliances and Carrera Marble worktops, breakfast island, dining room, sun room, cinema room, utility room and downstairs WC.

The first floor of the property provides five well-appointed bedrooms, two with en-suite bathrooms and a superb main family bathroom with modern white suite.

The property further benefits from double glazing throughout, air source heat pump with underfloor heating, a floored roofspace with further potential for accommodation and storage subject to usual consents and a sweeping driveway providing ample private off-street parking for several cars, boats and mobile homes to the front and side.

Externally the property provides an excellent private site circa 1.9 acres with views of rolling countryside. The surrounding gardens contain an array of shrubs and plants with further garden areas laid in lawns and raised patio areas which are ideal for outdoor entertaining.

- Superbly Presented Five Bedroom Detached Family Home in Upper Ballinderry
- Private Site Circa 1.9 Acres with Mature Views and Excellent Outdoor Entertaining Space
- Ease of Access to Local Leading Schools, Belfast International Airport and Belfast City Airport
- Excellent Transport Links to Belfast, Crumlin and Lisburn City Centres
- Grand Reception Hall with Generous Under Stairs Storage
- Living Room with Feature Marble circa 1840 [original] Fireplace Surround
- Cinema Room, Dining Room and Sun Room
- Open Plan Kitchen Living Dining Space with Modern Fully Fitted Kitchen and Range of Integrated Appliances with Carrera Marble Worktops and Breakfast Island
- All Down Stairs Rooms Benefit From Perimeter LED Mood Lighting
- Rear Hallway with Separate Utility Room, Control Room and Downstairs WC
- Five Well Appointed Double Bedrooms, Two With Luxurious En-Suite Bathrooms
- Further Spacious Modern Family Bathroom with White Suite
- Floored Roofspace Providing Excellent Additional Storage with Further Development Potential
- Sweeping Driveway with Space for Several Cars, Boat or Mobile Home
- Private Gardens Laid in Lawns Circa 1.9 Acres with Array of Shrubs and Trees
- Raised Patio Areas Ideal for Outdoor Entertaining
- Air Source Heat Pump with Underfloor Heating and Double Glazing Throughout
- Early Viewing Highly Recommended By Private Appointment

THE PROPERTY COMPRISES:

uPVC composite front door with frosted glass inset into...

ENTRANCE

REAR RECEPTION HALL: Polished tiled floor.



OPEN PLAN KITCHEN/DINING/LIVING 31' 8" x 23' 5" (9.65m x 7.14m) At widest points. Polished tiled floor, low voltage recessed spotlighting, high vaulted ceiling, double Velux, dual aspect to rear garden and side, bespoke fully fitted kitchen with range of high and low level units, Carrera Marble worktops and upstand, 4 ring touch screen ceramic NEFF hob with glass splashback and built in extractor fan, built in high level triple oven and grill, built in BOSCH coffee maker, plate warmer, inset sink with side drainer and chrome mixer tap, breakfast island with space for wine fridge, Carrera Marble worktops, seating area, further sink with chrome mixer tap and inset, built in larder storage, built in dishwasher.





DINING AREA 19' 0" x 12' 8" (5.79m x 3.86m) At widest points. Polished tiled floor, upvc double glazed sliding doors to rear patio.



SUN ROOM: 23' 0" x 13' 0" (7.01m x 3.96m) At widest points. Triple aspect to both sides and rear, polished tiled floor, upvc double glazed sliding doors to rear patio garden, fantastic private views across rolling countryside, low voltage recessed spotlighting.



GROUND FLOOR

UTILITY ROOM: 10' 3" x 8' 1" (3.12m x 2.46m) At widest points. Range of low level units, solid wooden worktops, stainless steel single drainer sink with side drainer and chrome mixer tap, plumbed for washing machine, plumbed for tumble dryer, plumbed for american style fridge/freezer, extractor fan, low voltage recessed spotlighting, outlook to front, polished tiled floor.

STORAGE CUPBOARD Access to under floor heating vales, electric meter, pressurised water cylinder,



DOWNSTAIRS W.C.: White suite comprising wall hung WC with push button, floating wash hand basin with chrome mixer tap and tiled splash back, built in vanity unit, part tiled walls, polished tiled floor, low voltage recessed spotlighting, extractor fan, frosted glass window.



CINEMA ROOM/LOUNGE 19' 3" x 15' 5" (5.87m x 4.7m) At widest points. Outlook to side, laminate effect wooden flooring, low voltage recessed spotlighting, space for projector screen.



FRONT HALLWAY upvc composite front door, frosted glass inset and frosted glass sidelight into...

RECEPTION HALL: Polished tiled floor, low voltage recessed spotlighting, built in understair cloaks area.



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LIVING ROOM: 19' 5" x 15' 5" (5.92m x 4.7m) At widest points. Outlook to front, laminate effect wooden flooring, feature fireplace with Marble circa 1840 [original] surround, cast iron inset and granite hearth, low voltage recessed spotlighting.



FIRST FLOOR

LANDING: Access hatch to roofspace via slingsby ladder, roofspace floored with light, picture window, hotpress with additional storage.

BEDROOM (2): 19' 5" x 15' 5" (5.92m x 4.7m) At widest points. With dual aspect to side and rear, low voltage recessed spotlighting.

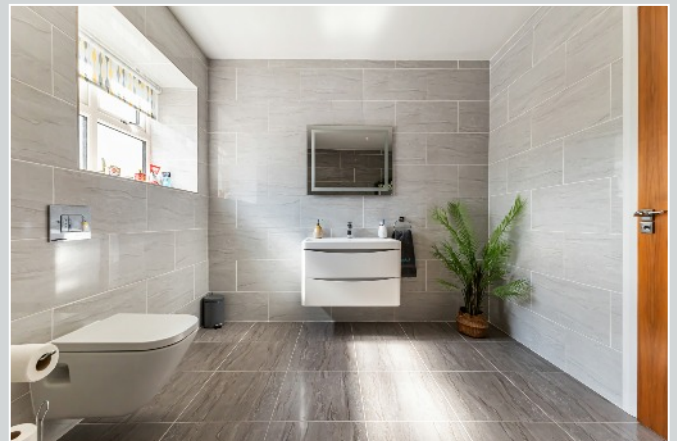


BEDROOM (1): 21' 0" x 19' 5" (6.4m x 5.92m) At widest points. Dual aspect to front and side, low voltage recessed spotlighting, laminate effect flooring.

ENSUITE BATHROOM: White suite comprising wall hung WC with push button, floating wash hand basin with double jack and jill sink and chrome mixer tap, built in vanity unit, panelled bath, walk in shower with soak away base, shower with chrome thermostatic control valve and rainfall headset with waterfall feature, fully tiled walls, tiled floor, frosted glass window, low voltage recessed spotlighting, extractor fan.

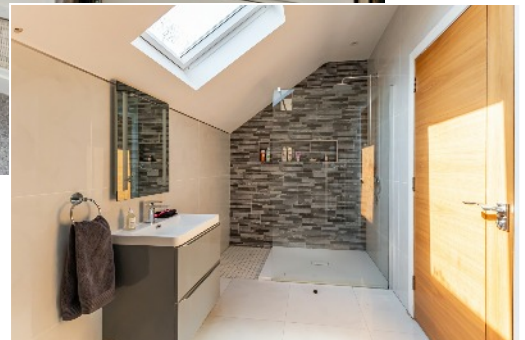


FAMILY BATHROOM: White suite comprising wall hung WC with push button, floating wash hand basin with chrome mixer tap and built in vanity unit, fully tiled walls, tiled floor, panelled bath with fixed glass door, up and over shower attachment, chrome thermostatic control valve with rainfall headset, frosted glass window.

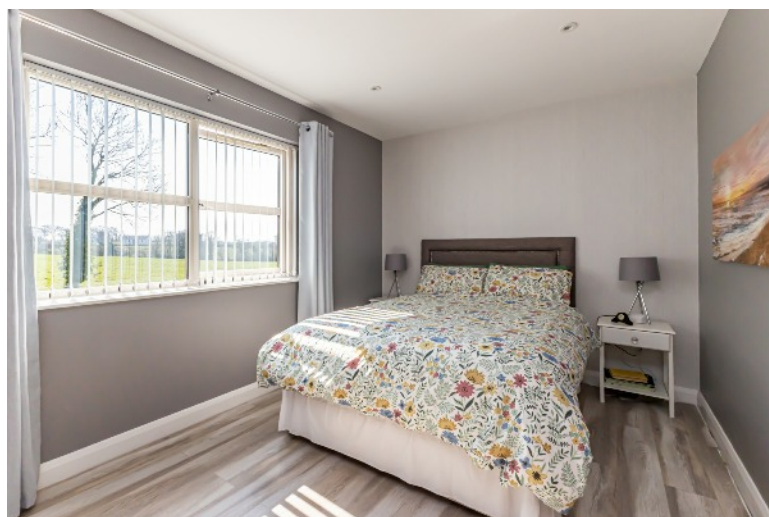


BEDROOM (3): 14' 5" x 12' 6" (4.39m x 3.81m) At widest points. Dual aspect to front and side, low voltage recessed spotlighting.

ENSUITE SHOWER ROOM: White suite comprising wall hung WC with push button, floating wash hand basin with chrome mixer tap and vanity unit, fully tiled walls, tiled floor, walk in shower with soakaway shower tray, fully tiled shower enclosure with chrome thermostatic control valve and telephone attachment with rainfall headset, Velux window, extractor fan.



BEDROOM (4): 14' 3" x 9' 5" (4.34m x 2.87m) At widest points. Outlook to rear, laminate effect flooring, low voltage recessed spotlighting.



OUTSIDE

FRONT AND REAR GARDEN Surrounding mature gardens, laid in lawns with extensive parking to front and rear, surrounding mature trees, shrubs and hedgerows, outside light, outside tap, bin storage, access to boiler, raised patio area with further raised decking area ideal for outdoor entertaining.



LOCATION:

31B Lough Road is located between the Crumlin Road and Lurgill Lane, Upper Ballinderry.

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Floor 2



Floor 1

Energy Rating

Epc Type: Domestic

Current: E52

Potential: E52

EPC Landmark Code: 7820-0744-0641-4100-0523

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		
E 39-54	E52	E52
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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

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