



96A Carryduff Road,  
Temple,  
Lisburn,  
BT27 6YL

Offers Over  
£695,000

Viewing by  
appointment with  
& through agent  
028 90 663030



Approached by a sweeping driveway this attractive Detached Residence is set on a beautiful site with mature outlook and excellent views across rolling countryside. Benefits include excellent convenience and beautiful mature rural setting.

Extending to circa 2,500 sq ft this beautifully presented home offers excellent family accommodation over two floors. Briefly comprising of three reception rooms plus study, an impressive kitchen open to ample

dining and living area. To the first floor there are four bedrooms, principal bedroom with ensuite shower room and walk-in dressing room. The property also benefits from a large garage with annex above for number of different uses including games room or home office. Additionally, the property has a double garage for cars or excellent storage. With a situation only 5 minute drive from Carryduff, schools and public transport this property will appeal to many.





- Fabulous Detached Family Residence extending to Circa 2500 sq ft
- Impressive site with beautifully manicured gardens laid in lawns with mature aspect
  - Spacious reception hall
  - Generous living room with feature fireplace
  - Separate dining room
- Drawing room with stone fireplace and access to rear garden
  - Bespoke kitchen open to ample living and dining space
  - Separate large utility room
- 4 bedrooms, principal bedroom with ensuite bathroom and walk-in dressing room
  - Family bathroom with white suite
  - Oil fired central heating\double glazed windows
- Large annex with double garage with Additional double garage with ample storage
- Secure gated entrance with sweeping driveway leading to generous parking area
- Only 5 minutes drive from Carryduff, schools and public transport within walking distance of shops

The Property Comprises:

## Ground Floor

Hardwood front door to . .

RECEPTION PORCH: Ceramic tiled floor.



SPACIOUS RECEPTION HALL: Leading to dining room.



DINING ROOM: 21' 6" x 13' 4" (6.55m x 4.06m) Oak wooden floor, hardwood double glazed French doors to side, low voltage spotlights.







SEPARATE WC: White suite comprising low flush WC, floating wash hand basin, ceramic tiled floor.



LIVING ROOM: 15' 2" x 14' 5" (4.62m x 4.39m) Oak wooden floor, granite surround fireplace with gas coal fire, granite hearth, dual aspect windows, Low voltage spotlights.



MODERN FITTED KITCHEN: 22' 2" x 21' 8" (6.76m x 6.6m) Excellent range of high and low level units, built-in oven, extractor fan and canopy above, granite worktops, built-in glazed display unit, Belfast sink with mixer taps, integrated dishwasher, plumbed for American fridge freezer, breakfast island with granite worktops and built-in breakfast bar. Open plan to ample dining and living space with ceramic tiled floor, low voltage spotlights, dual aspect windows.



UTILITY ROOM: 10' 2" x 7' 8" (3.1m x 2.34m) Ceramic tiled floor, hardwood access door with glazed inset to rear garden





DRAWING ROOM: 21' 3" x 16' 9" (6.48m x 5.11m) Oak wooden floor, double glazed access door to rear garden, stone surround fireplace with gas coal fire, low voltage spotlights.



## First Floor

LANDING: Oak wooden floor, mature outlook across rolling countryside.



BEDROOM (1): 21' 7" x 21' 8" (6.58m x 6.6m) (at widest points) Oak wooden floor, dual aspect windows.



ENSUITE: White suite comprising low flush wc, pedestal wash hand basin, built-in shower cubicle with PVC panelled splashback, ceramic tiled floor, low voltage spotlights, heated towel rail.



WALK-IN DRESSING ROOM: Built-in shelving. Hatch to roofspace. Views across rolling countryside.

BEDROOM (2): 15' 2" x 14' 5" (4.62m x 4.39m) Dual aspect windows, oak wooden floor. Airing cupboard with built-in shelving and pressurised water cylinder.

BEDROOM (3)/STUDY: 9' 1" x 8' 3" (2.77m x 2.51m) Oak wooden floor.

BATHROOM: White suite comprising roll top foot claw bath with chrome mixer taps, pedestal wash hand basin, low flush wc, built-in shower cubicle with PVC panelled splashback, shower unit, views across rolling countryside, ceramic tiled floor, heated towel rail, extractor fan.



BEDROOM (4): 17' 4" x 10' 5" (5.28m x 3.18m) Oak wooden floor, low voltage spotlights.

BEDROOM (5): 17' 4" x 10' 4" (5.28m x 3.15m) Oak wooden floor, views over rolling countryside.





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## Outside

DOUBLE GARAGE: 26' 7" x 12' 2" (8.1m x 3.71m) (at widest points) Kitchen area with sink unit, laminate worktops, access through to garage.



DOUBLE GARAGE: 26' 6" x 25' 4" (8.08m x 7.72m) Electric up and over door.

ANNEX: 37' 10" x 19' 5" (11.53m x 5.92m) Oak solid wooden floor, part wood panels walls, built-in snooker table, mature outlook, hatch to roofspace.

ADDITIONAL GARAGE: 31' 0" x 18' 0" (9.45m x 5.49m) Up and over door.

Front garden laid lawns with sweeping driveway laid a loose stone with timber gates, feature lighting and boundary hedging. Flagstone paved patio areas in courtyard ideal for outdoor entertaining.







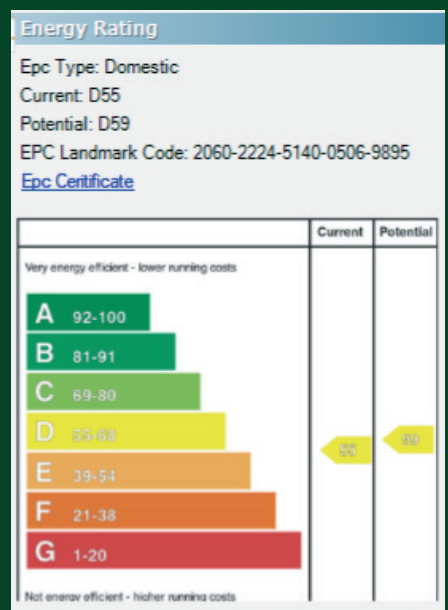
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Sizes And Dimensions Are Approximate. Actual May Vary.

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