



We are delighted to bring to the market this fantastically appointed four bedroom semi-detached property positioned in a quiet cul-de-sac within striking distance of Lisburn City Centre. Of recent construction and providing fixtures and fittings to a great standard throughout, 4 Sprucefield Grange provides a superb blank canvas with versatile accommodation throughout.

This sought after address offers ease of access for the city commuter and is ideally positioned on the outskirts of Lisburn City Centre with a range of local amenities including many popular restaurants and shops. The property lies within the catchment area to a range of the country's most prestigious schools and has excellent transport links to Belfast City Centre and Hillsborough Village with doorstep convenience to the M1 Motorway.

In short, the property comprises of a spacious lounge with under stairs storage and gas fire, open plan kitchen diner with tiled floor and fitted kitchen with French doors to the rear garden, separate utility room, downstairs WC, four well-appointed bedrooms, main bedroom with en-suite shower room and a modern family bathroom with white suite.

The property further benefits from uPVC double glazing throughout, gas fired central heating with newly installed boiler and underfloor heating on ground floor, integral garage, shared laneway to tarmac driveway with private off-street parking, front garden laid in lawns and a private rear garden with southerly aspect providing additional outdoor entertaining space.

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

Offers Around
£275,000

4 Sprucefield Grange,
169 Hillsborough Old
Road,
Lisburn, BT27 5QE

Viewing by
appointment with
& through agent
028 9266 1700

- Superbly Presented Four Bedroom Semi Detached in a Quiet Cul-De-Sac
- Close to Local Leading Schools and Belfast International Airport
- Excellent Transport Links to Belfast and Lisburn City Centres via the M1 Motorway
- Close Proximity to Lisburn Golf Club, Sprucefield Shopping Centre and Hillsborough Village
- Separate Front Reception Room with Gas Fire
- Open Plan Kitchen Diner with Fitted Kitchen and Space for Casual Dining
- Separate Utility Room and Downstairs WC
- Integral Garage with Roller Shutter, Light and Power Supply with Potential for Installation of an EV Charging Point
- Four Well Appointed Bedrooms, Main Bedroom with En-Suite Shower Room
- Separate Family Bathroom with Modern White Suite
- Shared Laneway to Tarmac Driveway with Private Off Street Parking and Front Garden Laid in Lawns
- Enclosed Private Rear Garden with Southerly Aspect
- Gas Fired Central Heating (Underfloor Heating to Ground Floor)/ UPVC Double Glazing Throughout
- Superb Energy Rating with Low Running Costs and Low Maintenance
- No Onward Chain
- Early Viewing Highly Recommended



The Property Comprises:

Ground Floor

Covered entrance with double glazed front door with glass inset and side light to . . .

LOUNGE: 19' 8" x 13' 2" (5.99m x 4.01m) (at widest points). Outlook to front, built-in gas fire, access to alarm panel, understairs storage.



KITCHEN/DINER: 19' 9" x 8' 5" (6.02m x 2.57m) (at widest points). Range of high and low level units, laminate worktops, stainless steel single drainer sink with side drainer and chrome mixer tap, built-in four ring Neff hob with stainless steel extractor fan above, built-in high level oven and grill, built-in dishwasher, built-in fridge, low voltage recessed spotlights, polished tiled floor, ample space for casual dining, uPVC double glazed French doors to rear patio garden. Hallway to . . .



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UTILITY ROOM: 14' 0" x 10' 2" (4.27m x 3.1m) (at widest points). Range of high and low level units, laminate worktops, stainless steel single drainer sink with chrome mixer tap, plumbed for washing machine and tumble dryer, polished tiled floor, access to newly fitted Valiant gas boiler, uPVC double glazed access door to rear garden.

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, extractor fan.

First Floor

LANDING: Split staircase, access to roofspace.



BEDROOM (1): 18' 0" x 10' 0" (5.49m x 3.05m) (at widest points). Outlook to rear.

ENSUITE SHOWER ROOM: White suite comprising low flush wc with push button, floating wash hand basin with chrome mixer tap and built-in vanity unit, chrome heated towel rail, polished tiled floor, corner shower unit with fully tiled shower enclosure with glass sliding door and shower with chrome thermostatic control valve and telephone attachment, low voltage recessed spotlights, extractor fan.



BEDROOM (2): 12' 5" x 9' 8" (3.78m x 2.95m) (at widest points). Outlook to front.



BEDROOM (3): 9' 8" x 8' 5" (2.95m x 2.57m) (at widest points). Outlook to rear.



BEDROOM (4): 9' 7" x 9' 3" (2.92m x 2.82m) (at widest points). Outlook to front.



FAMILY BATHROOM: White suite comprising low flush wc with push button, floating wash hand basin with chrome mixer tap and built-in vanity unit, chrome heated towel rail, panelled bath with fixed glass door, chrome mixer tap, shower with up and over telephone attachment and chrome thermostatic control valve, part tiled walls, tiled floor, frosted glass window, low voltage recessed spotlights, extractor fan.



Outside

Front garden laid in lawns. Tarmac driveway with parking for two cars to . . .

INTEGRAL GARAGE: 20' 0" x 10' 0" (6.1m x 3.05m) (at widest points). Roller shutter door, access to underfloor heating valves and electric meter, light and power.

Enclosed private rear garden laid in lawn with surrounding patio areas and south westerly aspect, outside light.

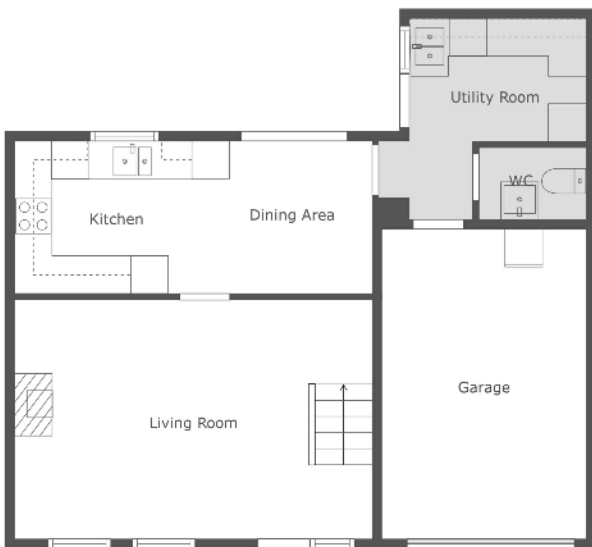




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Location:

From M1 roundabout at Sprucefield, head towards Lisburn, just under the motorway bridge turn right onto Ravernet Road and immediately left onto Hillsborough Old Road, Sprucefield Grange is on the right hand side.

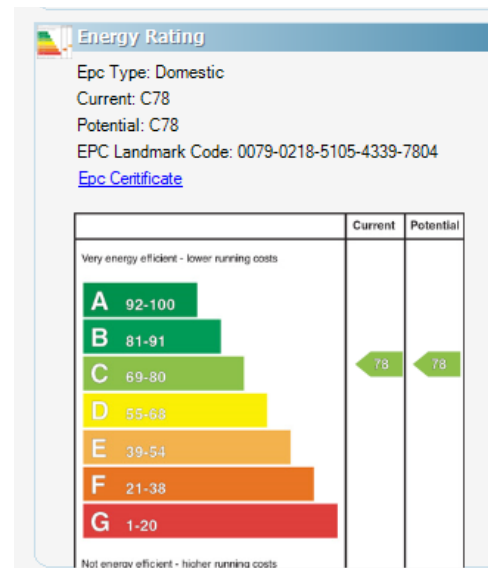


Floor 1



Floor 2

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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