



5 KINGS OAK MEADOW, MAZE, LISBURN, BT27 5TG



- A Most Impressive And Beautifully Presented Semi Detached Property Occupying A Prime Cul De Setting With Private Rural Aspects To Rear
- Spacious Accommodation Extending To Approximately 1250 Square Feet With Four Bedrooms
- Lounge With Wood Burning Stove On Polished Granite Hearth
- Luxury Fitted Kitchen And Dining Area With Marble Effect Worktops
- Utility Room With Range Of Units To Match Kitchen
- Four Bedrooms (One With Luxury Shower Room En Suite)
- Luxury Bathroom With Chrome Finish Heated Towel Rail

PRICE: OFFERS IN THE REGION OF £275,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING B84

REF:HG070425DL

- Detached Garage And Tarmac Driveway
- Enclosed And Private Rear Garden With South Westerly Aspects
- Oil Fired Central Heating System
- Excellent B84 Energy Efficiency Rating
- PVC Double Glazed Windows And Back Door / Composite Entrance Door
- A most outstanding home well situated within this highly desirable development close to Hillsborough, Sprucefield and Down Royal Race-course, we strongly recommend early viewing.

ACCOMMODATION: Measurements are approximate.

ENTRANCE HALL: Composite entrance door. Ceramic tiled floor. Storage under stairs with light.

CLOAKROOM: Low flush suite. Close couple low flush wc. Wash hand basin. Mono style mixer tap. Tiled splashback. Ceramic tiled floor.

LOUNGE: 5.20m (17'1") x 3.50m (11'6")
Wood burning stove on polished granite hearth.

LUXURY FITTED KITCHEN AND DINING AREA:
4.85m (15'11") x 3.95m (13'0")

Range of high and low level units. Marble effect worktops and upstands. Ceramic single drainer sink unit. Swan neck mono style mixer tap. Belling range style cooker. Extractor canopy. Integrated fridge freezer and dishwasher. Under unit lighting. Glazed cabinet with spotlight. Ceramic tiled floor. Recessed spotlights.

UTILITY ROOM: Range of built in units to match kitchen. Single drainer stainless steel sink unit. Mixer tap. Plumbed for washing machine. PVC double glazed back door. Ceramic tiled floor.



FIRST FLOOR

BEDROOM (1):
3.63m (11'11") x 3.30m (10'10")

LUXURY SHOWER AND EN SUITE:

Large shower cubicle. Thermostatic shower. Wash hand basin with mono style mixer tap. Close couple low flush wc. Ceramic tiled floor. Recessed spotlights



BEDROOM (2): 3.92m (12'10") x 2.61m (8'7")

BEDROOM (3): 2.93m (9'7") x 2.76m (9'1")

BEDROOM (4): 2.36m (7'9") x 2.23m (7'4")

LUXURY BATHROOM: White suite. Panelled bath. Mixer tap. Thermostatic shower and shower screen. Vanity unit with wash hand basin. Mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Part tiled walls. Tiled floor. Recessed spotlights. Separate hotpress.



OUTSIDE

Cul de sac location. Front garden laid in lawns and shrubs. Tarmac driveway. Enclosed rear garden with private and south westerly aspects. Laid in lawns. PVC oil storage tank. Shrubs in bed. Outside tap and light.



DETACHED GARAGE: 5.03m (16'6") x 3.05m (10'0")

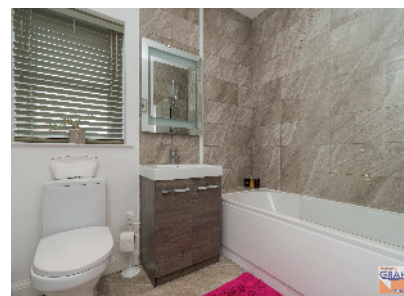
Roller shutter door. Light and power. Grant Vortex oil fired boiler. Plaster finish and painted walls. PVC double glazed pedestrian door.

TENURE: We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2024 to March 2025 £1131

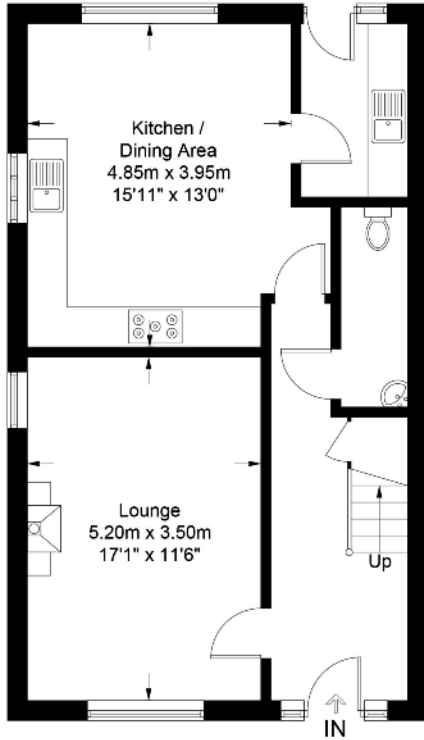
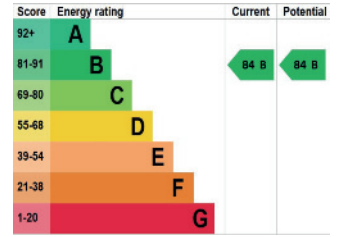
DIRECTIONS: From A1 dual carriageway turn into Moira Road and then turn right into Trench Road towards Down Royal Racecourse and continue into Kesh Road and then turn left into Kings Oak Meadow.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

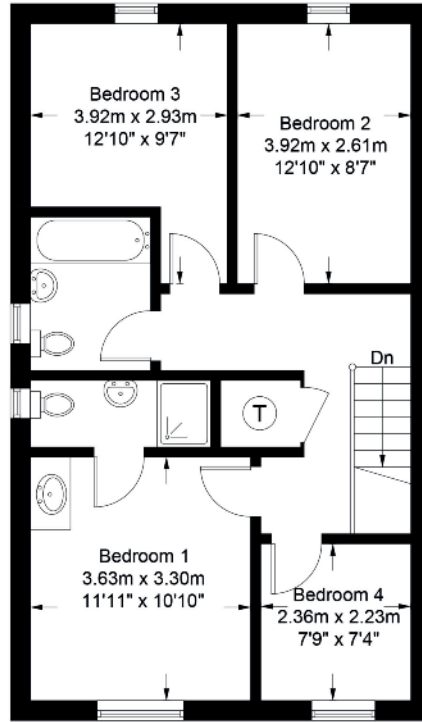


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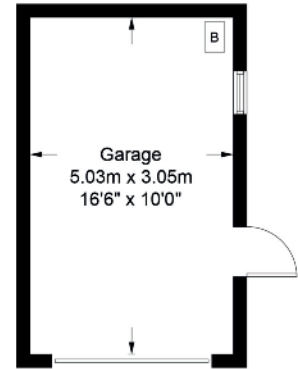
Approximate Gross Internal Area = 115.9 sq m / 1247 sq ft
Garage = 15.4 sq m / 166 sq ft
Total = 131.3 sq m / 1413 sq ft



Ground Floor
625 sq ft / 58.1 sq m



First Floor
622 sq ft / 57.8 sq m



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1186253)



VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

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58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

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