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**33a LOUGH ROAD**  
Ballinderry Upper Lisburn BT28 2LA

Offers around  
**£449,950**







## Description:

This absolutely magnificent detached country home enjoys a very spacious and stunning mature, gated site on the beautiful Lough Road Ballinderry, designed and landscaped including a variety of unique patio areas for summer entertaining.

The property is a generously proportioned detached bungalow, wonderfully extended and maintained by present owners who originally constructed the property to an exceptional standard of specification.

The over all interior is flexible for alternative layouts which will appeal to a variety of discerning purchasers. An extended vaulted sun room to the side provides a striking and elegant addition to the property creating a fantastic open plan live in area with sliding doors to the garden. It is only upon internal appraisal will any potential purchaser fully appreciate the homely ambience and lifestyle gardens that this exclusive home has to offer. This is undoubtedly one to be viewed and not to be missed.

## Features:

- A very exclusive and spacious detached bungalow with a detached double garage
- Four generously proportioned bedrooms, master bedroom with fitted wardrobes with sliding doors as well as an ensuite shower room including a shower, WC and wash hand basin
- Spacious hallway with an attractive composite front door. Hot press and spacious cloak room
- Elegant living room with a feature bay window and an attractively carved mahogany fireplace surround with an antique style inset and open fire. Oak stripe wooden floor
- Separate family room/dining room or bedrooms 5 if required. Patio doors to the rear patio
- Separate dining room open plan to the kitchen. Feature place with painted wooden surround. Maple strip wooden floor
- Beautifully fitted kitchen finished in a modern shaker country style and providing ample high and low level storage cabinetry. Feature cooking area with an attractive over mantle with space for a free standing range style cooker. Built in fridge/freezer. Built in dish washer. Glazed display cabinet. Fitted breakfast bar. Door leading though to the utility room. Maple strip wooden floor
- Separate utility room with a good range of fitted high and low level units. Space for a washing machine and space for a tumble dryer. Door to the rear patio area
- Stunning open plan vaulted sun room with a magnificent brick fireplace with a cast iron inset stove. Beamed ceiling. Tiled floor. Sliding patio doors leading to the side patio area
- Spacious fully tiled bathroom with a bath, WC and wash hand basin. Separate shower cubicle
- Detached garage block with garage door and separate service door
- Beautifully landscaped gardens laid extensively in lawns with a wide variety of mature trees and shrubs. Enclosed patio area with a feature reclaimed decorative brick surround. Separate patio area at the side and a timber deck patio at the rear. Exclusive parking areas. Boundary hedging and electric gates
- Double glazed windows
- Oil fired central heating
- Electric car charger

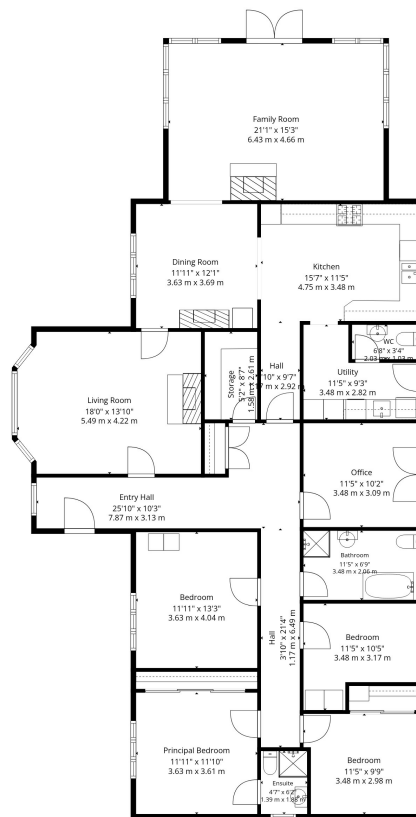
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



**TOTAL: 2060 sq. ft, 191 m2**  
 1st floor: 2060 sq. ft, 191 m2  
 EXCLUDED AREAS: STORAGE: 44 sq. ft, 4 m2, UTILITY: 80 sq. ft, 7 m2, WALLS: 114 sq. ft, 12 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

