

GERARD MCCLINTON  
ESTATE AGENT



2 Braithwaites Road, Lisburn, BT28 3SW

Offers in the region of £525,000



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# 2 Braithwaites Road

Lisburn, BT28 3SW

- Substantial & Secluded 3387sqft Detached Residence
- Additional 1 Bedroom Granny Annex with Living / Kitchen and Bathroom
- 3 Reception Rooms
- Utility Area, Store Room and WC
- \* Viewings Strictly By Appointment \*
- Sitting on Approx 1.3 Acres of Private Gardens
- 4 Large Double Bedrooms - Master with Newly Installed En Suite Shower Room
- Stunning Recently Installed Fitted Kitchen with Central Island and Dining Area
- Contemporary Family Bathroom, Recently Installed with Freestanding Bath and Separate Shower
- Contact Gerard McClinton on 02890992884

This substantial 3387 sqft detached residence sits on approx 1.3 acres of its own private gardens. The property is spacious enough inside and out to accommodate modern family life, but it also benefits from its own generous "Granny Annex" with a shower room, bedroom and kitchen / living area.

The location is superb also, being conveniently located approx 20 minutes from Belfast International Airport by car and Belfast City, less than 10 minutes to Lisburn where a superb range of local schools & leisure facilities

Entering through the period double doors leads to an impressive entrance hall, with high ceiling & striking staircase. Two formal reception rooms, both with bay windows are located at the front of the property. An office / reception 3 sits just behind them along with a separate ground floor cloak room with wc.

To the rear of the property is now a stunning, contemporary kitchen dining family room, measuring an impressive 25ft in length and features a beautiful and functional fitted kitchen with an extensive range of wall and base units, granite worktops and large central island. There is also a separate utility room and store room.

Continuing along the ground floor leads to a large self contained "Granny Annex" Ideal for those with elderly relatives or teens needing their own space. It could also be a superb area for those that need to work from home. It comprises its own bathroom, large double bedroom and a living room with fitted kitchen. This room overlooks and has doors onto the extensive gardens.

On the first floor are four very well proportioned bedrooms, the master now benefits from a recently installed contemporary en suite. Bedroom no. five, now has a staircase to the extensive loft area. A stunning new bathroom suite has also been installed with feature freestanding bath and separate shower cubicle.



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<b>Entrance Porch</b>	7'10" x 3'7" (2.4 x 1.1)
<b>Entrance Hall</b>	
<b>Sitting Room / Reception 1</b>	19'5" x 14'9" (5.94 x 4.5)
<b>Dining Room / Reception 2</b>	22'5" x 14'5" (6.84 x 4.4)
<b>Office / Reception 3</b>	12'9" x 11'9" (3.9 x 3.6)
<b>Cloakroom</b>	8'0" x 6'4" (2.44 x 1.95)
<b>Dining Kitchen</b>	24'7" x 15'1" (7.5 x 4.6)
<b>Store</b>	6'10" x 4'10" (2.1 x 1.48)
<b>Utility Room</b>	8'4" x 6'10" (2.55 x 2.1)
<b>"Granny Annex" Living / Kitchen</b>	19'8" x 12'9" (6 x 3.9)
<b>"Granny Annex" Bedroom</b>	15'1" x 11'5" (4.6 x 3.5)
<b>"Granny Annex" Bathroom</b>	11'1" x 7'2" (3.4 x 2.2)
<b>First Floor Landing</b>	



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<b>Master Bedroom</b>	22'3" x 14'5" (6.8 x 4.4)
<b>En Suite</b>	9'10" x 4'9" (3 x 1.45)
<b>Bedroom</b>	14'9" x 14'1" (4.5 x 4.3)
<b>Bedroom</b>	14'1" x 10'9" (4.3 x 3.3)
<b>Bedroom</b>	12'9" x 10'5" (3.9 x 3.2)
<b>Bedroom / access to roofspace</b>	10'9" x 7'10" (3.3 x 2.4)
<b>Bathroom</b>	12'5" x 11'1" (3.8 x 3.4)
<b>Outside</b>	

## Directions



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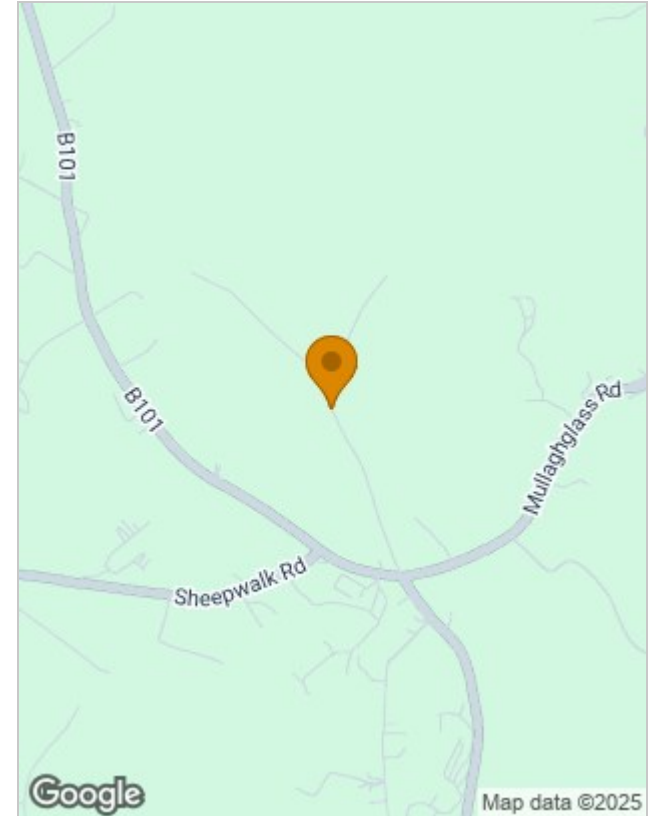


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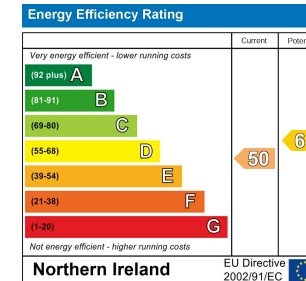
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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