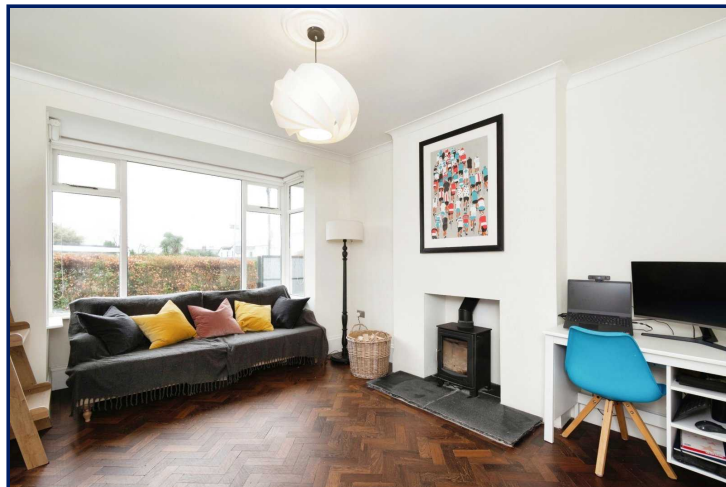



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Bellevue Drive, Antrim Road,
Lisburn, County Antrim, BT28

**Offers in the region of:
£445,000 Freehold**

 **Reeds Rains**

reedsrains.co.uk

Bellevue Drive, Antrim Road, Lisburn, County Antrim, BT28

Offers in the region of: £445,000 Freehold

Council Tax Band:

EPC Rating: D

A truly exceptional extended double fronted detached family home, pleasantly situated in Bellevue Drive, just off the Antrim Road, occupying a delightful private and secluded site. A most highly desirable layout for modern lifestyles providing an impressive blend of character and charm to the front, with contemporary open plan living to the rear.

Reception Hall

Feature parquet wooden flooring

WC/ Cloaks

Low level WC, wash hand basin, tiled flooring.

Living Room

22'1" x 11'1" (6.73m x 3.38m)

Feature fireplace with marble surround, open fire, bay window, cornicing, parquet wooden flooring.

Family Room

14'8" x 11'2" (4.47m x 3.4m)

Fireplace with multi-fuel stove inset, bay window, cornicing, parquet wooden flooring.

Luxury Fitted Kitchen/ Dining/ lounge

33'8" x 25'9" (10.26m x 7.85m)

Stunning contemporary fitted range of high and low level cabinets, composite work tops, feature large island with extractor over, Smeg ceramic hob unit, Smeg electric oven, integrated fridge/ freezer and Smeg dishwasher, sink units, feature landscape window, open plan to both dining area and lounge area, tiled flooring with under floor heating, impressive sliding doors with large glazed windows over looking patio area.

Landing

Master Bedroom

12'5" x 11'2" (3.78m x 3.4m)

Bedroom 2

11'3" x 9'3" (3.43m x 2.82m)

Bedroom 3

11'2" x 9'5" (3.4m x 2.87m)

Family Bathroom Suite

White deluxe suite comprising free standing bath, wash hand basin, low level WC, separate shower cubicle with controlled shower, rain shower head, wall and floor tiling, extractor fan.

Driveway/ Car Parking

Two double entrance gates, car parking areas to the front.

Detached Garage

14'10" x 9'4" (4.52m x 2.84m)

Up and over door.

Enclosed and Private Rear Gardens

Large paved patio area, extensive landscaped rear gardens in neat lawns, plants and shrubs, private and secluded, perfect for outdoor entertaining.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Total floor area 194.6 m² (2,095 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Other important information which you will need to know about this property can be found at reedsrains.co.uk