



## 81 Woodbrook Avenue, Lisburn

**£267,500** Freehold

A beautifully finished detached family home in the highly sought after Woodbrook development off the Knockmore Road, Lisburn.

Detached house | 3 Bedrooms | Kitchen/dining | Gas heating | PVC Double Glazing |

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A beautifully finished detached family home in the highly sought after Woodbrook development off the Knockmore Road, Lisburn.

Recently built by Lagan Homes, this property has been exceptionally well finished with a host of extras added by the current vendors both during and after purchase.

At ground floor level, the property has a very family friendly layout with a large lounge with feature media wall, and stunning open plan kitchen, dining and family room with patio doors to the rear.

At first floor level is a generous main bedroom with ensuite shower room, 2 further bedrooms and spacious bathroom.

The modern insulation levels, gas central heating and PVC double glazing all contribute to the excellent EPC 'B' rating of 83.

There is excellent on site parking with tarmac driveway and good sized, level, front and rear gardens with various seating areas finished with composite decking and paving, a central lawn and flower and shrub beds.

The entire property is presented to a 'showhouse' standard leaving purchasers little to do but move in. Early viewing recommended through Falloon Estate Agents.

Tenure: Freehold

## GROUND FLOOR :

### Entrance hall

Composite entrance door. Tiled floor. 2 storage cupboards. Stairs to first floor level with feature remote controlled lighting to skirting level. Single panelled radiator.

### Lounge

w: 3.67m x l: 5.03m (w: 12' x l: 16' 6")

Feature media wall with remote controlled mood lighting (please note the television is NOT included). Remote controlled living flame electric fire. Wall panelling to alcoves with concealed area for electrics/wifi wiring. Double panelled radiator. Dual aspect windows.

### WC

Pedestal wash hand basin, mixer tap. Low flush WC. Tiled floor. Single panelled radiator.

### Kitchen/dining

w: 3.23m x l: 6.03m (w: 10' 7" x l: 19' 9")

Excellent open plan kitchen/dining area which is open to the family/sun room, offering a good range of grey gloss units with marble effect worktops and upstands. 1.5 bowl stainless steel sink unit, mixer tap. 4 ring gas hob with electric under oven. Stainless steel extractor with glass splashback. Integrated dishwasher, fridge/freezer and washer/dryer. Breakfast bar with pan drawers. Gas boiler in cupboard. Concealed under unit lighting. Spot lighting. Tiled floor. 2 double panelled radiators.

### Sunroom

w: 3.13m x l: 3.13m (w: 10' 3" x l: 10' 3")

Tiled floor. Spot lights. Patio doors to rear garden.





## FIRST FLOOR:

### Landing

Access to roofspace with folding ladder, floored storage and light. Single panelled radiator.

### Bedroom 1

w: 3.45m x l: 4m (w: 11' 4" x l: 13' 1")

Single panelled radiator.

### En-suite

Tiled shower enclosure with chrome thermostatic shower. Semi pedestal wash hand basin, mixer tap. Tiled splashback. Low flush WC. Chrome towel rail. Extractor fan. Spot lights. Tiled floor.

### Bedroom 2

w: 3.25m x l: 3.26m (w: 10' 8" x l: 10' 8")

Single panelled radiator.

### Bedroom 3

w: 2.75m x l: 3.27m (w: 9' x l: 10' 9")

Single panelled radiator.

### Bathroom

White suite comprising shower bath with mixer tap and shower fitting. Shower screen. Part tiled walls. Semi pedestal wash hand basin, mixer tap and tiled splashback. Low flush WC. Spot lights. Tiled floor. Chrome towel rail. Extractor fan. Shelved storage cupboard.

### Outside

Neat front garden in lawn with paved path. Tarmac driveway. Fenced and gated to enclosed rear garden.

Rear garden enclosed with timber perimeter fencing. Extensive paved patio and lawn. Several composite decked areas incorporating paths and additional seating areas.

Garden shed with light and electrical points (currently used for utility appliances)



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.