



11 WOODLANDS COURT, LISBURN, BT28 2XP

- An Excellent Detached Property Occupying A Prime Cul De Sac Setting Within This Ever Popular And Convenient Residential Area
- Lounge With Multi Fuel Stove And Oak Effect Laminated Timber Floor
- Separate Family Room With Oak Effect Laminated Timber Floor
- Spacious Kitchen With Integrated Appliances And Open Plan To Dining Area With Patio Doors To Rear Garden
- Three Good Sized Bedrooms (One With Range Of Built In Units And Luxury Shower Room En Suite)
- Luxury Fitted Bathroom With Contemporary White Suite And Free Standing Bath Tub
- Enclosed Rear Garden Laid in Lawn And Tobermore Brickset Patio With Westerly Aspect
- Integral Garage And Spacious Brickset Driveway/Parking Area

PRICE: OFFERS IN THE REGION OF £275,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D68

REF:DL080824HG

- Gas Fired Central Heating System With Combi Boiler
- PVC Double Glazed Windows And External Doors
- PVC Fascias And Soffits
- A well presented detached family home, we recommend early viewing

ACCOMMODATION: Measurements are approximate

ENTRANCE HALL: Oak effect laminated timber floor. PVC composite triple glazed entrance door with fan light window above. Staircase with feature balustrade with oak handrail and chrome spindles.

CLOAKROOM: Low flush suite. Close couple low flush wc. Pedestal wash hand basin with monostyle mixer tap. Part tiled walls. Oak effect laminated timber floor.

LOUNGE: 4.90m (16'1") x 3.28m (10'9")

Flavel multi fuel stove on slate hearth. Oak effect laminated timber floor. Glazed oak double doors leading to family room.

FAMILY ROOM: 3.28m (10'9") x 2.96m (9'9")

Oak effect laminated timber floor.

SPACIOUS KITCHEN WITH OPEN PLAN TO DINING AREA:
5.70m (18'8") x 2.72m (8'11")

Excellent range of high and low level units. Single drainer stainless steel sink unit with swan neck mixer tap. Integrated oven and touch control ceramic hob. Extractor hood above in stainless steel and glass canopy. Part tiled walls. Integrated fridge. Integrated freezer. Oak effect laminated timber floor. Storage under stairs. Plumbed for dishwasher. Open plan to dining area.

DINING AREA: 2.98m (9'9") x 2.67m (8'9")

PVC double glazed double doors leading to spacious patio and enclosed rear garden. Oak effect laminated timber floor. Access to integral garage.



FIRST FLOOR

BEDROOM (1): 4.28m (14'1") x 3.28m (10'9")

Excellent range of built in robes with sliding mirror doors.

LUXURY TILED SHOWER ROOM EN SUITE: Shower cubicle with Triton electric shower. Vanity unit with wash hand basin and waterfall monostyle mixer tap. Close couple low flush wc. Limed oak effect ceramic tiled floor. Tiled walls with border feature.

BEDROOM (2): 3.28m (10'9") x 3.17m (10'5")

Measurements taken to widest points. Laminated timber floor.

BEDROOM (3): 2.78m (9'1") x 2.57m (8'5")

Laminated timber floor.

LUXURY FITTED BATHROOM: Contemporary white suite. Free standing bath tub with pillar mounted mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Wall mirror with back lighting. Close couple low flush wc. Chrome finish heated towel rail. Tiled walls with centre feature. Ceramic tiled floor. Separate airing cupboard on landing.

OUTSIDE: Exclusive cul de sac location. Front garden laid in lawns. Brickset double width driveway/parking area. Feature Tobermore brickset steps up to front door. Enclosed rear garden with private aspects. South Westerly aspect for afternoon and evening sunshine. Laid in lawn and Tobermore brickset patio area with circular feature. Paved area to side for bin storage. Outside power point. Outside taps and light. Two timber storage sheds.

INTEGRAL GARAGE: 5.03m (16'6") x 2.98m (6'10")

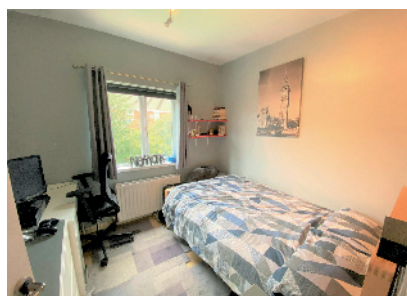
Light and power. Up and over door. Plumbed for washing machine. Ideal gas fired combi boiler.

TENURE: We assume the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2024 to March 2025 £1,305.00

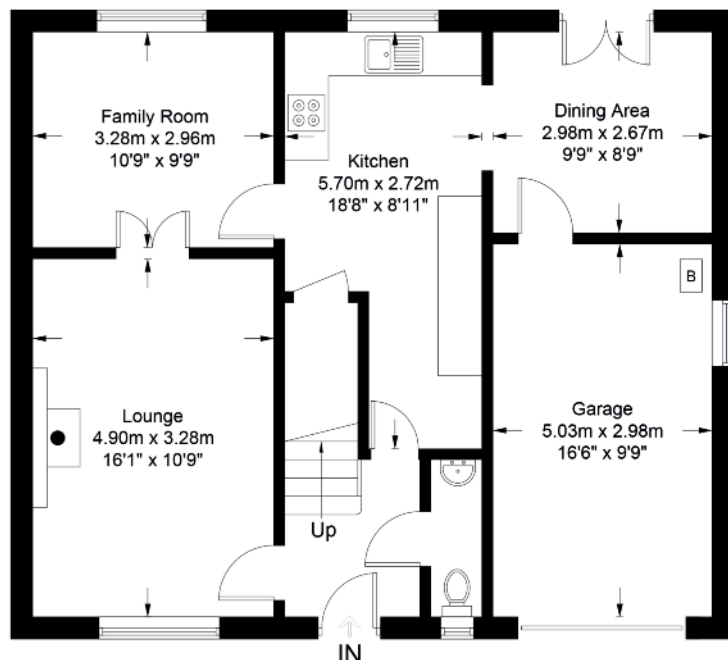
DIRECTIONS: From Knockmore Road turn into Limetree Avenue then turn right into Woodlands Court, number 11 is on the left.

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

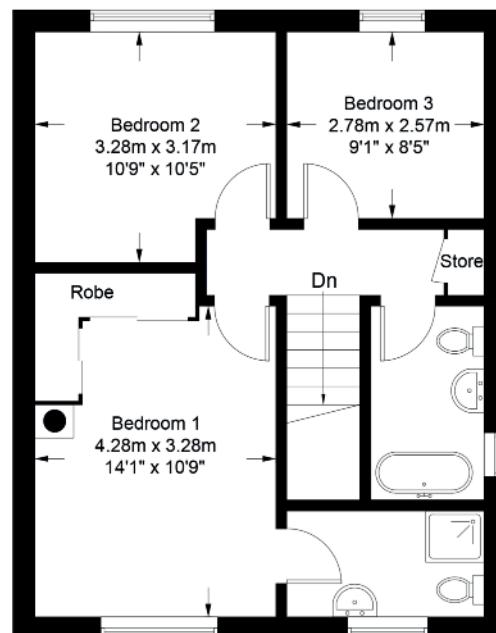


11 Woodlands Court, Lisburn

Approximate Gross Internal Area
Ground Floor = 74.7 sq m / 804 sq ft
First Floor = 49.2 sq m / 529 sq ft
Total = 123.9 sq m / 1333 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID902582)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	70 C
39-54	E		
21-38	F		
1-20	G		

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