



63 LISBURN ROAD

Saintfield, BT24 7BP

Offers around **£450,000**



DETACHED | 6  | 2  | 4 

This fabulous, detached family home which extends to over 2800 sq ft is situated on the Lisburn Road in Saintfield on an elevated site with spectacular views over rolling countryside. The property provides country living whilst still close to a number of local amenities. Saintfield Village is only a few minutes' drive away.

This property offers bright, spacious, and versatile accommodation throughout. To the ground floor there is an ample sized hallway that leads to family lounge with feature open fire, kitchen/ dining leading through to family snug and conservatory with views for miles over rolling countryside. The ground floor also provides a family bathroom and three well-proportioned bedrooms, master with modern ensuite shower room. To the first floor three more excellent sized bedrooms, family games room and family shower room all accessed from the large galleried landing.

To the outside a grand sweeping driveway leads you to the double garage. The property is bordered by mature planting and offers patio areas providing an idyllic setting for outdoor entertaining, young children and pets alike.

Further benefits include additional utility room, oil fired central heating, uPVC guttering and fascia and double / triple glazing throughout.



KEY FEATURES

- Substantial Property Offering Over 2800 sq ft of Versatile Family Accommodation
- Six Well Proportioned Bedrooms Three of Which are Located on the Ground Floor
- Family Lounge with Feature Fire Place
- Open Plan Kitchen / Dining Space
- Family Snug
- Conservatory with Beautiful Country Outlook
- Ground Floor Family Bathroom
- Additional Utility Room
- Games / Toy Room
- Family Shower Room
- Double Garage with WC Plus Additional Outbuildings Providing an Abundance of Storage
- Idyllic Setting Providing Perfect Space for Outdoor Entertaining, Young Children and Pets Alike
- Oil Fired Central Heating
- uPVC Guttering, Fascia and Double / Triple Glazing Throughout
- Wealth of Opportunities, Beautiful Setting and Magnificent Location

WHAT THE OWNER'S SAY...

Saintfield town centre offers excellent convenience to the highly regarded Saintfield High School and also offers ease of access to Belfast, Lisburn and Carryduff through excellent transport links making commuting easy. For those who enjoy outdoor family time Rowallane Gardens, Delamont Country Park, Strangford Lough and the Mourne Mountains give outdoor adventurers an abundance of choice, with water sports, hiking, gentle strolls and much more on offer.



ROOM DETAILS

Entrance

- Entrance Hall
22'5" x 7'7"

Ground Floor

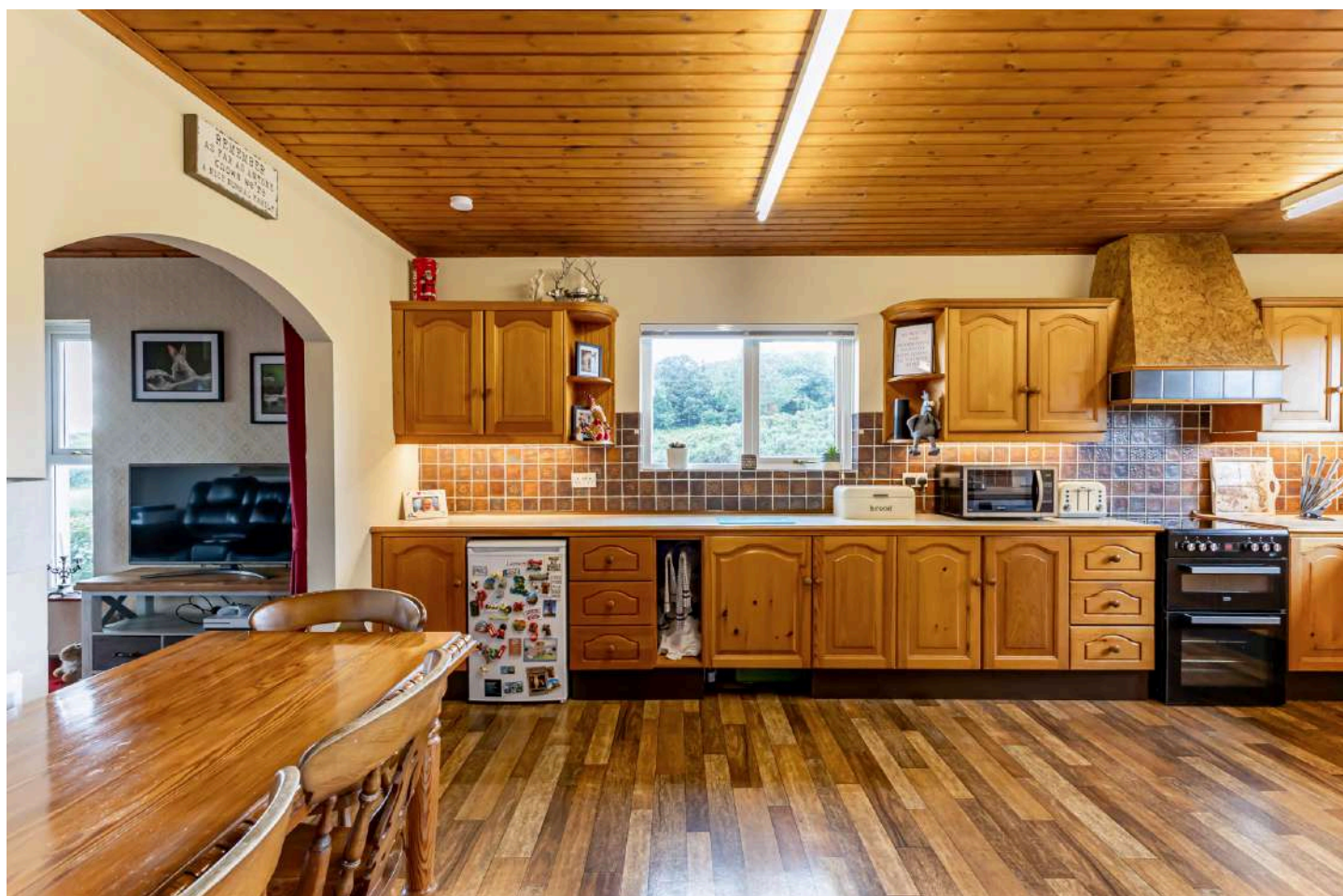
- Family Lounge
17'11" x 15'9"
- Kitchen/Dining
18'10" x 18'1"
- Snug
13'2" x 10'1"
- Utility Room
11'5" x 5'10"
- Conservatory
11'3" x 11'1"
- Bathroom
- Linen Press
- Master Bedroom with
En-suite
11'5" x 16'
- Bedroom Two
14'4" x 10'1"
- Bedroom Three/Office
12'1" x 10'

First Floor

- Landing
15'5" x 6'7"
- Bedroom Four
11'9" x 15'5"
- Bedroom Five
11'9" x 13'1"
- Bedroom Six
22'12" x 10'1"
- Games Room
11'11" x 10'

Outside

- Double Detached Garage
30'4" x 16'12"
- Large tarmac sweeping
driveway lined by Copper
Birch trees leading to double
garage, large lawns to front
and rear, mature planting
with trees, shrubs and
plants. Paved patio area
with perfect for
entertaining, two
outbuildings perfect for
additional storage, oil tank,
outside water, outside light









DIRECTIONS

From Comber travel along the Ballygowan Road to Ballygowan. At the roundabout take the 2nd exit and continue on Saintfield Road. At the end of the road turn left and continue into Saintfield where you will take a right onto Main Street then at the roundabout take the 3rd exit onto Lisburn Road. Number 63 will be located on the right-hand side..



THE LOCAL AREA

Saintfield is a village and civil parish in County Down, Northern Ireland. It is about halfway between Belfast and Downpatrick on the A7 road.

Rowallane Garden is a National Trust property located immediately south of Saintfield. It is particularly noted for its extensive collection of azaleas and rhododendrons. It is also home to the National Collection of penstemons..

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D		
39-54 E	49	70
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



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