



A beautifully presented and spacious detached home, enjoying a prime position in a small and exclusive cul-de-sac off the Hillsborough Road, within easy walking distance of the City centre and only a few minutes' drive to Sprucefield, the M.1. motorway and the A.1. providing good access to major Provincial centres both North and South.

The current owners have lovingly maintained number 10 over the years providing excellent family accommodation incorporating a host of high specification features and finishes complemented by impeccable presentation throughout.

In all an outstanding home ideal for those seeking privacy and convenience in a prestigious and highly sought after location.

Offers Over
£525,000

10 Cherry Vale,
LISBURN,
BT28 1LZ

Viewing by
appointment with
& through agent
028 9266 1700



- Superbly Presented Detached Family Home Positioned in a Quiet Cul-DeSac Location
- Close to Local Amenities, Leading Schools, Sprucefield and Excellent Transport Links to Belfast
- Three Separate Reception Rooms to include, Lounge, Living Room and Conservatory
- Modern Open Plan Kitchen, Living Dining Space with Bespoke Fully Fitted Kitchen, Granite Worktops and Integrated Appliances
- Utility Room and Downstairs WC
- Four Generous Bedrooms, Principal with En Suite Shower Room and 3rd Bedroom Accessed through Additional Study Area
- Family Bathroom with Four Piece Suite
- Front Gardens Laid In Lawn and Pebbled Driveway Providing Parking for Multiple Vehicles and Pebbled Patio to Side. Enclosed Mature Rear Gardens in Lawn and Patio Areas throughout
- Integral Double Garage
- Gas Fired Central Heating and Double Glazing Throughout
- Viewing Highly Recommended to Fully Appreciate this Fine Home

The Property Comprises:

Ground Floor

Front door to . . .

ENTRANCE HALL: Feature windows, understairs storage.



DOWNSTAIRS W.C.: 6' 1" x 4' 7" (1.85m x 1.4m) Low flush wc, feature wash hand basin, ceramic tiled floor.

LOUNGE: 20' 5" x 13' 3" (6.22m x 4.04m) Feature fireplace with gas fire, bay window, cornicing.

SUN ROOM: 8' 4" x 8' 1" (2.54m x 2.46m)



KITCHEN: 14' 6" x 13' 10" (4.42m x 4.22m) Range of bespoke high and low level units, granite work surfaces, five ring gas hob with stainless steel extractor above, 1.5 bowl stainless steel sink unit with mixer tap, island unit, integrated oven, integrated dishwasher. Open plan to . . .



UTILITY ROOM: 6' 1" x 5' 10" (1.85m x 1.78m) High and low level units, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine.



LIVING/DINING AREA: 16' 11" x 10' 11" (5.16m x 3.33m) Gas stove with slate hearth, low voltage spotlights, sliding doors to rear patio.



CONSERVATORY: 14' 0" x 10' 5" (4.27m x 3.18m) Access to rear.



First Floor

GALLERY LANDING: Shelved hotpress, access to roofspace.



PRINCIPAL SUITE: 18' 2" x 10' 10" (5.54m x 3.3m) Mirrored sliding robes.

ENSUITE SHOWER ROOM: Shower cubicle, vanity unit, chrome heated towel rail, extractor fan.



BEDROOM (2): 14' 0" x 9' 8" (4.27m x 2.95m)

BEDROOM (3): 11' 3" x 10' 11" (3.43m x 3.33m) Mirrored sliding robes, Velux window, eaves storage.



BEDROOM (4)/STUDY: 12' 6" x 10' 9" (3.81m x 3.28m) Access to bedroom 3.

BATHROOM: Comprising panelled bath with mixer tap, pedestal wash hand basin, shower cubicle with tiled inset and electric shower, low flush wc, extractor fan.



Outside

Pink pebbled double width driveway. Raised pebbled patio area to side.

Low maintenance front garden with variety of specimen trees and shrubs. Mature fully enclosed, terraced garden to the rear in lawns with stocked beds, borders and paved patio areas.

INTEGRAL DOUBLE GARAGE: 20' 11" x 17' 7" (6.38m x 5.36m) Up and over door, gas fired boiler.



Location:

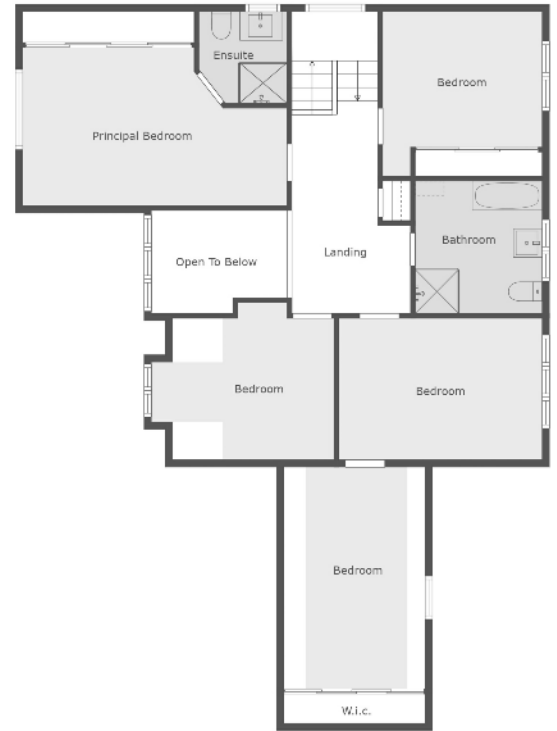
Off Hillsborough Road.

Telephone 028 9266 1700

www.templetonrobinson.com



Floor 1



Floor 2

Energy Rating

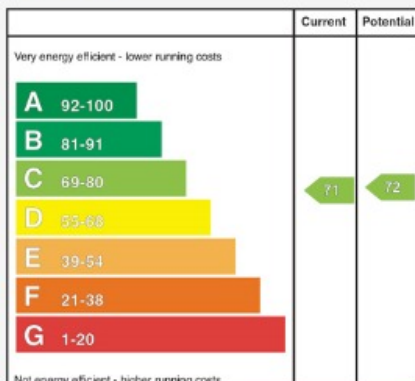
Epc Type: Domestic

Current: C71

Potential: C72

EPC Landmark Code: 1634-7028-6400-0286-1296

[Epc Certificate](#)



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Ballyhackamore - 028 90 65 0000

Lisburn Road - 028 90 66 3030

North Down - 028 90 42 4747

www.templetonrobinson.com

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