



34 HIGHGROVE, RAVARNET, BT27 5AX

- A Most Outstanding And Exceptionally Well Presented Semi Detached Property Occupying A Prime Cul De Sac Setting Within This Ever Popular Location Close To Lisburn, Hillsborough And Sprucefield
- Upgraded And Beautifully Decorated Throughout
- Spacious Lounge With Contemporary Fire Surround And Polished Granite Inset
- Luxury Kitchen/Dining Area With Range Of Integrated Appliances
- Extended Sun Room With Double Doors Leading To Paved Patio And Enclosed Rear Garden
- Three Bedrooms (One With Range Of Built In Robes)
- Luxury Shower Room
- Front And Enclosed Rear Gardens Laid In Artificial Grass And Paved Patio Area

PRICE: OFFERS IN THE REGION OF £199,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D64

REF:DL200824HG

- Detached Brick Garage And Tarmac Driveway
- Dual Oil Fired And Solid Fuel Central Heating System With Grant Vortex Condensing Type Boiler (Newly Fitted December 2021)
- PVC Double Glazed Windows And External Doors (Newly Fitted December 2021)
- PVC Fascias And Soffits / New Contemporary Internal Doors And Handles)
- A truly stunning and well located home, we strongly recommend early viewing



ACCOMMODATION: Measurements are approximate.

ENTRANCE HALL: PVC double glazed entrance door and side panel. Marble effect ceramic tiled floor. Staircase with glazed balustrade and storage under stairs. Recessed spotlights.



LOUNGE: 3.68m (12'1") x 3.63m (11'11")

Contemporary painted fire surround with polished granite inset and hearth. Back boiler grate. Built in units and shelving with light. Recessed spotlights. Coving. Marble ceramic tiled floor. Open plan to kitchen/dining area.



LUXURY FITTED KITCHEN/DINING AREA:

5.60m (18'4") x 3.26m (10'8")

Excellent range of high and low level units and dining bar. Marble effect worktops and upstands. Black quartz sink and graphite mixer tap. Integrated fan assist oven. Integrated Bosch microwave. Candy touch control ceramic hob with glazed splashback and extractor hood above. Integrated Candy dishwasher. Integrated fridge freezer. Under unit and kick board lighting. Recessed spotlights. Marble effect ceramic tiled floor. PVC double glazed back door leading to patio and rear garden. Open plan to sunroom.



SUN ROOM: 3.35m (11'0") x 2.15m (7'1")

Marble effect ceramic tiled floor. PVC double glazed double doors leading to rear garden. Recessed spotlights.

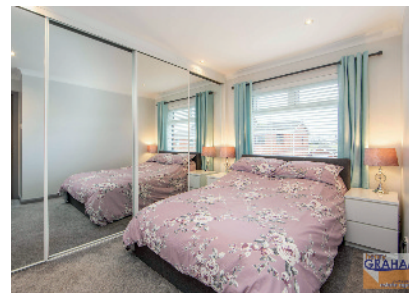


FIRST FLOOR

Landing with feature glazed balustrade. Recessed spotlights.

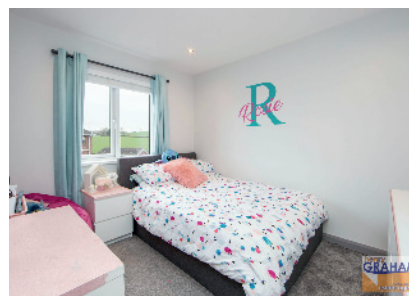
BEDROOM (1): 3.68m (12'1") x 3.00m (9'10")

Measurement to include range of built in robes with sliding mirror doors. Recessed spotlights. Coving.



BEDROOM (2): 3.25m (10'8") x 2.75m (9'0")

Recessed spotlights. Built in robe.



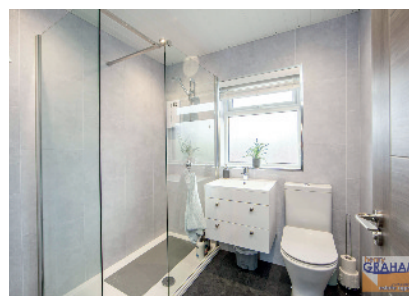
BEDROOM (3): 2.63m (8'8") x 2.60m (8'6")

Recessed spotlights. Coving.



LUXURY SHOWER ROOM:

Walk in shower enclosure with Mira Sport electric shower. Floating vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Tiled effect panelled walls. PVC panelled ceiling with recessed spotlights. Hotpress.



OUTSIDE

Exclusive cul-de-sac setting. Front garden laid in artificial grass lawn. Tarmac driveway. Enclosed rear garden laid in artificial grass lawn. Paved patio area Outside tap and light. Cupboard storage area with oil storage tank. External powerpoint.



DETACHED GARAGE: 5.72m (18'9") x 2.96m (9'9")

Sub divided into two rooms (stud wall can be removed). Roller shutter door. Light and power. Plumbed for washing machine. Grant vortex condensing type oil fired boiler.

TENURE: We have been advised the tenure for this property is leasehold and the annual ground rent is £30, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2024 to March 2025 £870.00

DIRECTIONS: From Hillsborough Road proceed to Ravarnet and turn right into Carnbane Road. Turn left into Highgrove and number 34 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.

34 Highgrove, Ravarnet

Approximate Gross Internal Area
Ground Floor = 48.1 sq m / 518 sq ft
First Floor = 40.1 sq m / 432 sq ft
Garage = 17.2 sq m / 185 sq ft
Total = 105.4 sq m / 1135 sq ft

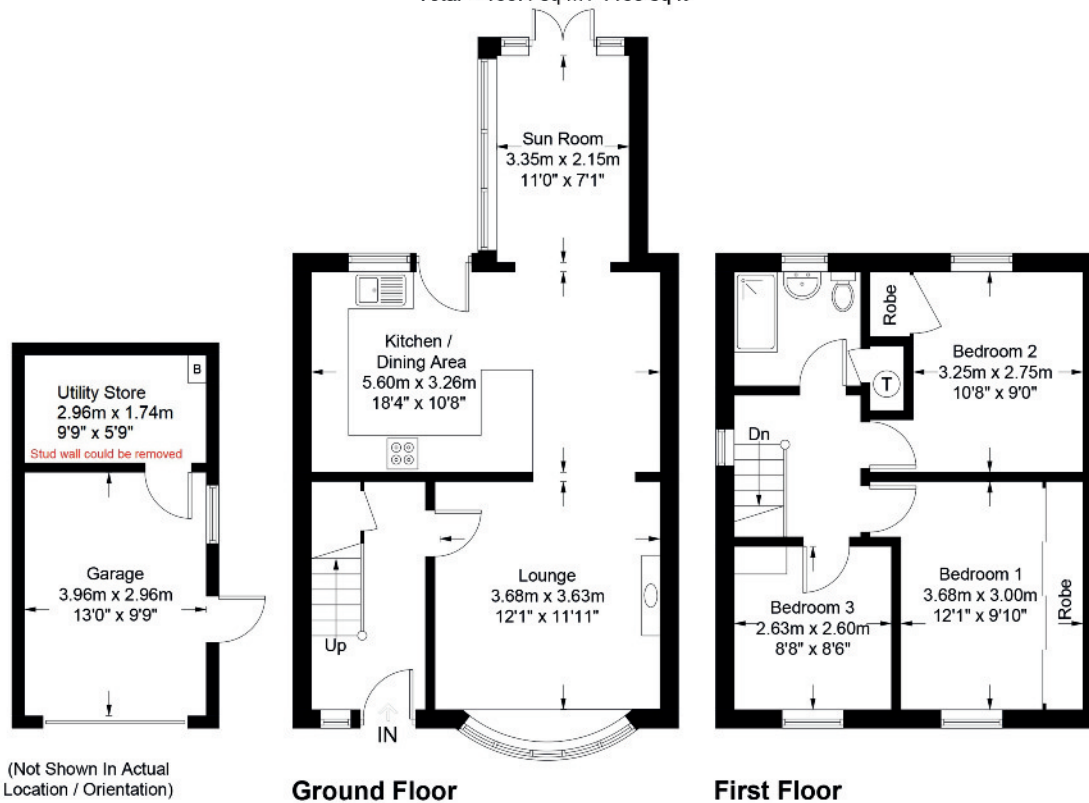
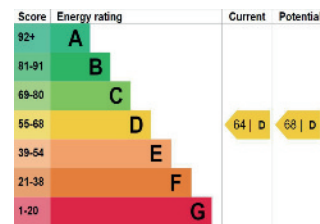


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID933466)



VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

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