



## 13 Kings Chase, Maze, Lisburn BT27 5ST

**OIRO £365,000** Freehold

**SSTC**

A substantial 4 bedroom detached family home in a small exclusive development in a prime residential location at The Maze, enjoying excellent commuter links to Lisburn, Hillsborough, Belfast, Moira and southbound towards Banbridge and Newry.

Detached family home | Lounge | Study | Kitchen/family/dining | 4 Bedrooms, master with ensuite shower | Oil fired central heating | Beam vacuum system | Oak effect PVC double glazed windows | Detached Garage | Gardens | Chain free |

**028 9266 3396**

[admin@falloonestateagents.com](mailto:admin@falloonestateagents.com)



A substantial 4 bedroom detached family home in a small exclusive development in a prime residential location at The Maze, enjoying excellent commuter links to Lisburn, Hillsborough. Belfast, Moira and southbound towards Banbridge and Newry.

Well presented throughout the accommodation comprises reception hall, lounge, study, a fantastic open plan kitchen / dining / family room, rear hall, master bedroom with luxury ensuite shower room, 3 further bedrooms and a deluxe family shower room.

The specification of this property is stunning with excellent flooring, tiling and decor throughout which will only be fully appreciated by personal inspection.

No 13 also benefits from oil fired central heating, PVC double glazed windows and has a 'Beam' vacuum system.

Enjoying a corner site opposite the Down Royal Racecourse the property has a generous corner site with neat, well maintained gardens to the front side and rear, together with ample on site parking for several cars and a detached garage.

The unique location offers impressive views over the Racecourse and golf course to the side and rear, and yet retains a good degree of privacy to the rear garden. The gardens are laid in lawn with feature flower and shrub beds, paved paths and a large decking area.

Viewing can be arranged through Falloon Estate Agents on 028 9266 3396

Tenure: Freehold

Parking options: Off Street, Garage

Garden details: Private Garden

## GROUND FLOOR :

### Porch

Covered porch. Tiled steps.

### Entrance hall

Panelled hardwood door with glazed side panels. Tiled floor. Alarm panel. Double panelled radiator.

Stairs to first floor level. Storage under stairs. Electric cupboard.

Glass block feature wall to kitchen/dining area.

### Lounge

w: 4.55m x l: 5.08m (w: 14' 11" x l: 16' 8")

Feature stone fireplace with inset gas fire. Laminate flooring. 2 x double panelled radiators. Dual aspect windows.

### Study

w: 2.5m x l: 3.6m (w: 8' 2" x l: 11' 10")

Desk and range of shelving. Tiled floor. Single panelled radiator.

### WC

Wash hand basin on vanity unit. Low flush WC. Extractor fan. 1/2 height tiled walls. Tiled floor.

### Kitchen/Dining/Family

w: 4.4m x l: 9.7m (w: 14' 5" x l: 31' 10")

Excellent range of high and low level shaker style units. Granite worktop. 1.5 bowl inset stainless steel sink unit, mixer tap. Pelmet with downlighters over. 'Neff' double oven. 'Neff' 5 ring gas hob with stainless steel extractor over. Space for microwave. Integrated dishwasher. Plumbed for washing machine. Space for tumble dryer. Space for american style fridge/freezer. Part tiled walls. Tiled floor.



Spotlights. Beam vacuum system in cupboard.

2 double panelled radiators. PVC glazed double doors to decking area and rear garden.

### Rear hall

Range of cupboards. Tiled floor. Panelled hardwood door to side garden.

### FIRST FLOOR:

#### Landing

Spacious landing with study/work from home area. Velux window. Single panelled radiator.

Access to part floored roofspace with pull down ladder.

Hotpress with copper cylinder and immersion heater.

#### Master bedroom

w: 4.55m x l: 5.08m (w: 14' 11" x l: 16' 8")

Range of wardrobes and drawers. Dual aspect windows. Spotlights. Double panelled radiator.

#### En-suite

Shower cubicle with thermostatic shower. Wash hand basin on vanity unit. Low flush WC. Fully tiled walls and floor. Towel radiator. Underfloor heating. Extractor fan. Spotlights.

#### Bedroom 2

w: 3.51m x l: 3.66m (w: 11' 6" x l: 12')

Built in storage cupboard. Laminate flooring. Double panelled radiator.

#### Bedroom 3

w: 2.56m x l: 3.55m (w: 8' 5" x l: 11' 8")

Built in storage cupboard. Laminate flooring. Single panelled radiator.

#### Bedroom 4

w: 2.57m x l: 3.24m (w: 8' 5" x l: 10' 8")

Dual aspect windows. Laminate flooring. Single panelled radiator.

#### Shower Room

w: 2.46m x l: 2.67m (w: 8' 1" x l: 8' 9")

Fully tiled luxury shower room comprising large shower with screen, dual rainhead and handheld shower. Wash hand basin on vanity, mixer tap. Low flush WC. Contemporary vertical radiator. Bluetooth mirror. Underfloor heating. Extractor fan. Spotlights.

#### Outside

Front garden in lawn with shrub beds. Paved paths. Timber perimeter fence.

Pebbled driveway with parking for c. 4 cars. Electric car charger.

Enclosed area to side( at back door) with space for gas bottles and bins.

Rear garden in lawn. Timber perimeter fencing and hedging. Decking area. Paved paths. Shed.

Oil storage tank. Outside tap - hot and cold.

#### Garage

w: 3.41m x l: 5.74m (w: 11' 2" x l: 18' 10")

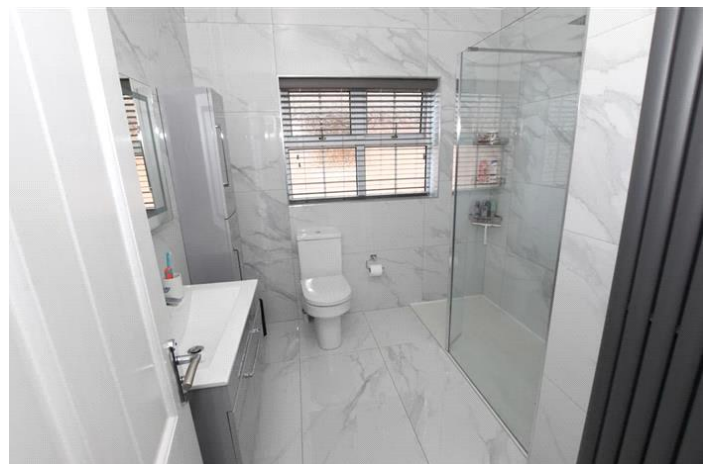
Timber doors. Pedestrian door. PVC window. Light and power. 'Warmflow' oil fired boiler.

#### Tenure

We have been advised the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

#### Rates payable

From LPSNI website - rates payable 2024/25 of £2175.00



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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	60
(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.