



**7 STRAWBERRY HILL LANE,  
LISBURN, BT27 5GH**

- A Most Outstanding And Exceptionally Well Presented Detached Property Occupying A Prime End Of Cul De Sac Setting With This Exclusive Residential Location
- Spacious Lounge With Large Bay Window And Multi Fuel Stove On Slate Hearth
- Luxury Fitted Kitchen And Dining Area With Range Of Integrated Appliances / Utility Room
- Open Plan To Family Room With Patio Door To Rear Garden
- Four Bedrooms (One With Luxury Shower Room En Suite)
- Luxury Bathroom With Shower Bath
- Spacious Gardens Laid In Lawns To Front, Side And Rear / Paved Patio With South Westerly Aspects
- Gas Fired Central Heating System

**PRICE: OFFERS IN THE REGION OF £345,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING B82**

**REF:DL221024HG**

- Wood Grain PVC Triple Glazed Windows
- Composite Triple Glazed External Doors To Rear
- Excellent B82 Energy Rating
- Oak Internal Doors
- This superb property was constructed in 2020 to exceptional standards and is still in near new condition throughout. Situated just off the Ballynahinch Road, Strawberry Hill is convenient to Lisburn City Centre, Sprucefield and M1 Motorway link to Belfast, we strongly recommend early viewing.



**ACCOMMODATION** Measurements are approximate.

**ENTRANCE HALL:** Composite entrance door. Limed oak effect ceramic tiled floor. Built in cloaks storage cupboard.



**CLOAKROOM:** Low flush suite. Close couple low flush wc. Wash hand basin with mono style mixer tap and tiled splash back. Limed oak effect ceramic tiled floor.

**LOUNGE:** 4.83m (15'10") x 4.23m (13'11")  
Measurement taken into large bay window. Multi fuel stove on slate hearth. Solid oak mantle. Limed oak effect ceramic tiled floor.

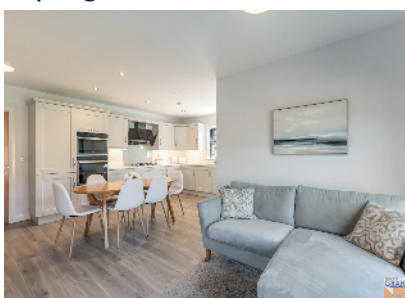


**LUXURY FITTED KITCHEN/DINING AREA:**  
5.58m (18'4") x 3.02m (9'11")  
Range of high and low level units with quartz effect worktops and upstands. Blanco Bowl and a half single drainer stainless steel sink unit with mixer tap. Hotpoint integrated appliances to include fan assist oven, microwave combi oven, 5 ring gas hob and dishwasher. Extractor canopy and integrated fridge freezer. Open plan to family room



**FAMILY ROOM:** 3.07m (10'1") x 2.77m (9'1")  
Ceramic tiled floor. Composite triple glazed door to patio and rear garden.

**UTILITY ROOM:** Range of built in units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Limed oak effect ceramic tiled floor. Built in cupboard with gas fired boiler. Composite and triple glazed back door.



## FIRST FLOOR

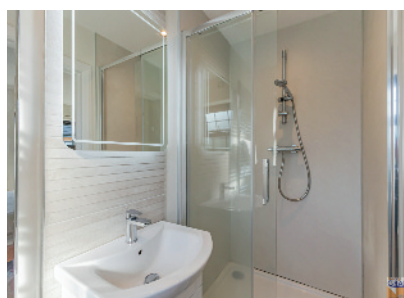
**BEDROOM (1): 3.95m (13'0") x 3.04m (10'0")**

**LUXURY SHOWER ROOM EN SUITE:** Large shower cubicle with thermostatic shower. V unit with wash hand basin. Mono style mixer tap and tiled splashback. Wall mirror with lighting. Close couple low flush wc. Chrome finish heated towel rail. Recessed spotlights. Ceramic tiled floor.



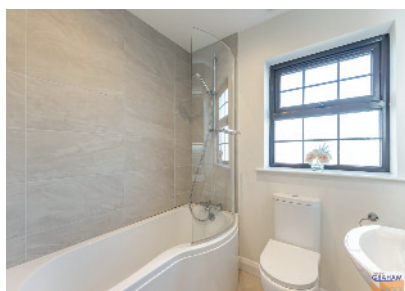
**BEDROOM (2): 2.99m (9'10") x 2.91m (9'7")**

**BEDROOM (3): 3.35m (11'0") x 3.04m (10'0")**  
Measurement taken to widest points.



**BEDROOM (4): 2.99m (9'10") x 2.20m (7'3")**

**LUXURY BATHROOM:** White suite. Shower bath with shower screen. Mixer tap and shower attachment. Vanity unit with wash hand basin. Mono style mixer tap. Tiled splash back. Wall mirror with lighting. Part tiled walls. Ceramic tiled floor. Recessed spotlights. Separate hotpress.



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

**RATES PAYABLE:** For period April 2024 to March 2025 £1392

**SERVICE CHARGE:** A service charge of £145 per year (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

**DIRECTIONS:** From Ballynahinch Road turn into Strawberry Hill Lane, turn right into cul de sac and then right again, number 7 is at the end on the right.

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



## 7 Strawberry Hill Lane, Lisburn

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-64	E		
21-38	F		
1-20	G		

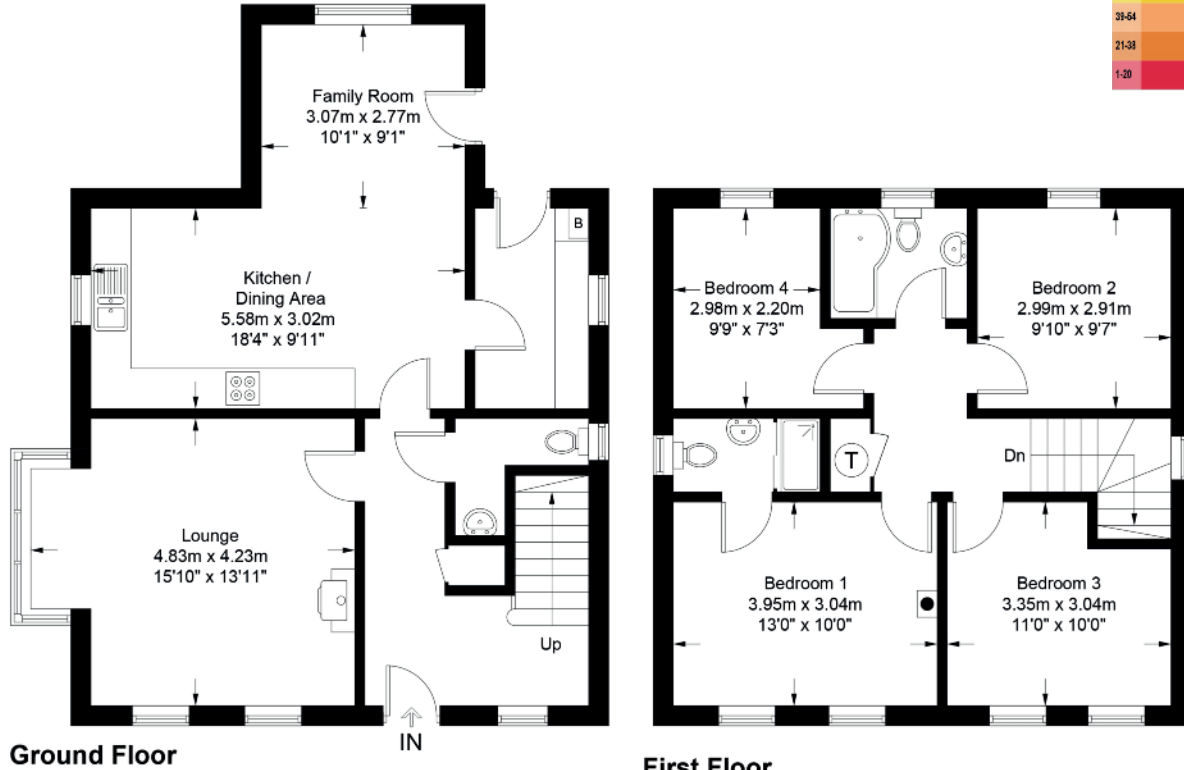


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2024 (ID1137865)



**OUTSIDE:** Spacious end of cul de sac setting. Front, side and enclosed rear gardens laid in lawns. Paved patio area with south westerly aspect. Tobermore wall, paving and steps. Tarmac driveway/parking space.

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