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6 Quarterlands Lane

Lisburn
BT27 5GY

Offers In Region Of £695,000

6 QUARTERLANDS LANE, BT27 5GY

- Superb Detached Property In A Gated Community In A Much Sought After Semi Rural Location
- Four Double Bedrooms All With Ensuite Facilities
- Lounge Leading To Dining Room With Feature Fireplace
- Kitchen With Dining Area Open Plan To Family Room
- Family Bathroom / Ground Floor Cloakroom And WC
- Integral Double Garage
- Double Glazed Windows / Oil Fired Central Heating / Underfloor Heating (Ground Floor)
- Utility Room And Pantry Area
- Mature Private Gardens with Patio Area
- Superb Location, Comfortable Commuting Distance of Belfast & Lisburn in a Quiet Semi Rural Setting

This attractive, modern detached property occupies a private site in this much sought after residential development just off Quarterlands Road, Drumbeg.

Designed by the award winning architect Thomas O'Hare Quarterlands Lane has received much praises for its architectural and design merits providing contemporary, bright and spacious accommodation on the rural fringes of South Belfast and Lisburn. The property is extremely deceptive in relation to the internal space it provides which has been well presented by its current owner.

The accommodation briefly comprises a generous entrance hall, lounge leading to dining room with feature glass fronted dual aspect fireplace, modern kitchen with dining area which is open plan to the family room.

There is also a cloakroom with wc, utility room, pantry and integral double garage on the ground floor. On the upper floors there are four very generous double bedrooms, all of which have access to ensuite facilities and walk in wardrobes, along with a family bathroom.

The property also benefits from oil fired central heating, a Beam vacuum system and double glazed windows.

Externally the extremely private site offers an enclosed garden in lawns with a variety of planting and trees along with patio area and driveway parking.

Situated within easy reach of leading schools, the Lagan Tow Path, Lady Dixon Park and local golf clubs, whilst convenient to the City centre and the M1 motorway, this property is in a prime location and can only be fully appreciated on internal inspection. Viewing is highly recommended.







PROPERTY COMPRISES

Hard wood entrance door with contemporary glazed side and top lights leading to...

SPACIOUS RECEPTION HALL Hardwood flooring. Stairs to first floor...

WC/CLOAKROOM Low flush wc, wall mounted wash hand basin, hard wood flooring, recessed low voltage spotlights, extractor fan.

INTEGRAL DOUBLE GARAGE 19' 7" x 18' 2" (5.97m x 5.54m) Twin automated up and over doors, oil fired boiler, Beam vacuum, light and power.

DINING ROOM 15' 5" x 11' 6" (4.7m x 3.52m) Hard wood flooring, feature contemporary glass fronted double sided fire. Leading to...

LOUNGE 19' 3" x 11' 8" (5.87m x 3.58m) Hard wood flooring, contemporary glass fronted fire, sliding hardwood patio doors leading to rear garden.

FAMILY ROOM 18' 4" x 14' 1" (5.6m x 4.3m) Contemporary gas fire, hardwood flooring, wired for surround sound speakers. Open plan to...

KITCHEN WITH CASUAL DINING AREA 17' 7" x 13' 1" (5.36m x 4.0m) Range of fitted high and low level units with Granite effect worksurfaces, one and a half bowl stainless steel sink unit with mixer taps, integrated microwave with oven, integrated induction hob, plumbed for American style fridge/freezer, integrated Gaggenau coffee machine, integrated dishwasher, glazed display cabinet, island unit with stainless steel and glass extractor canopy, hardwood breakfast/casual dining area, tiled floor, hidden plug sockets, recessed low voltage spotlights.





PANTRY 7' 5" x 4' 10" (2.27m x 1.48m) Tiled floor.

UTILITY ROOM 9' 3" x 4' 9" (2.82m x 1.47m) High level fitted units, Granite effect work surface, plumbed for washing machine, tiled floor, extractor fan, door to access side garden.

FIRST FLOOR LANDING Airing cupboard, feature windows.

BEDROOM 14' 0" x 12' 1" (4.27m x 3.69m) Recessed low voltage spotlights.

ENSUITE Enclosed shower cubicle, wall mounted wash hand basin, low flush wc, tiled floor, part tiled walls, recessed low voltage spotlights, extractor fan.

BEDROOM 15' 8" x 12' 1" (4.78m x 3.7m) Walk in wardrobe.

ENSUITE Enclosed shower cubicle, wall mounted wash hand basin, low flush wc, tiled floor, part tiled walls, recessed low voltage spot lights, extractor fan.

BEDROOM 17' 7" x 12' 4" (5.37m x 3.78m) Walk in wardrobe.

ENSUITE Enclosed shower cubicle, wall mounted wash hand basin, low flush wc, tiled floor, part tiled walls, recessed low voltage spot lights, extractor fan.

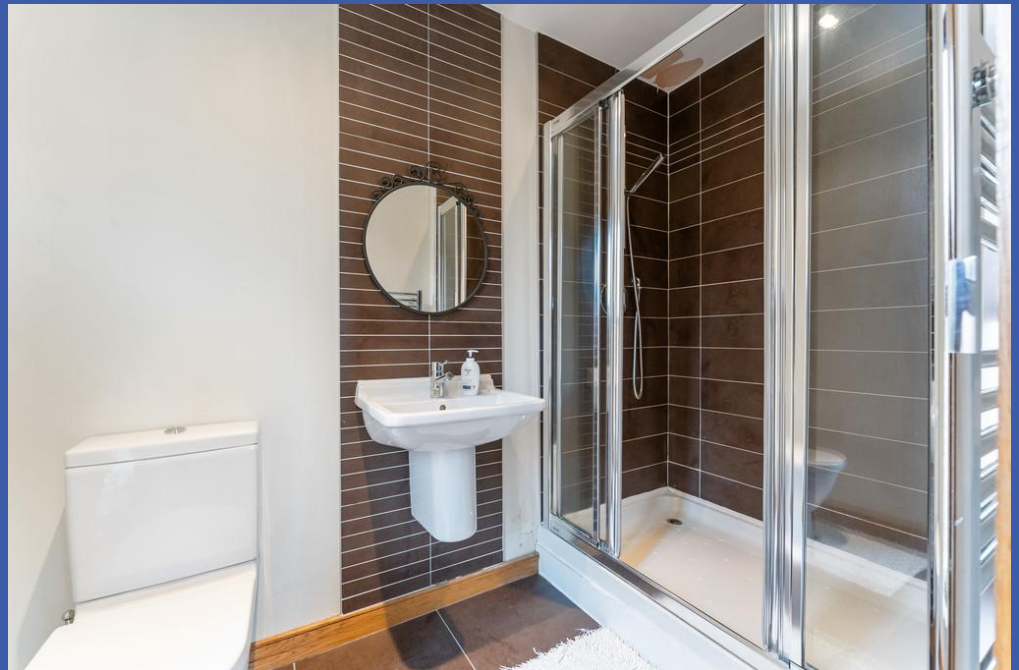




MASTER BEDROOM 18' 8" x 13' 11" (5.7m x 4.25m) Walk in wardrobe.

ENSUITE Panelled bath, enclosed shower cubicle, wall mounted wash hand basin, low flush wc, tiled floor, part tiled walls, recessed low voltage spotlights, extractor fan.

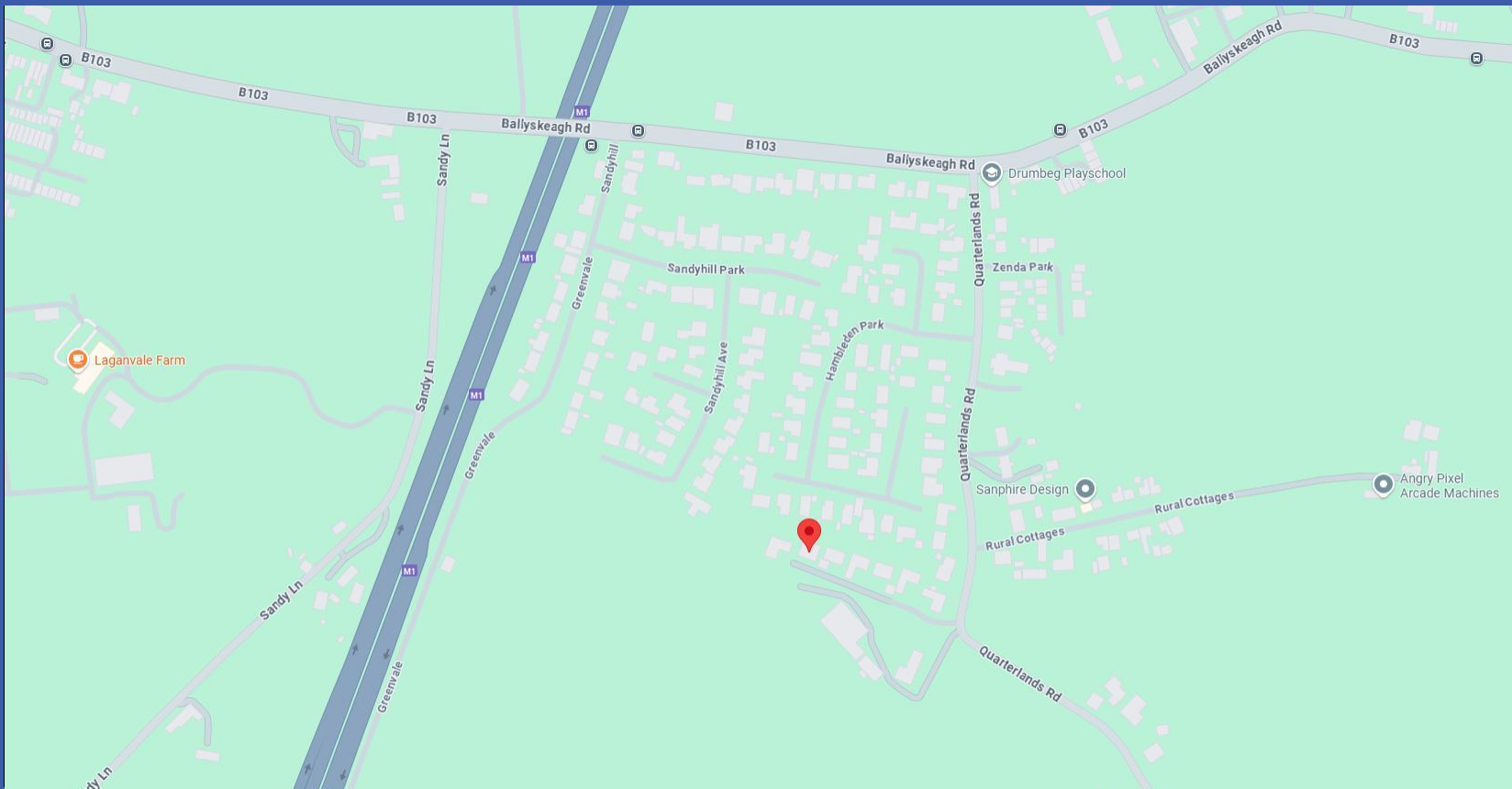
OUTSIDE Enclosed rear garden in lawn with planted flowerbeds, trees and shrubs with patio area. Driveway parking to side and front.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	64 D
39-54	E		
21-38	F		
1-20	G		



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