

simon**BRIEN**
RESIDENTIAL

7 Blaris Lane,
Lisburn, BT27 5FS



Offers Over £465,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Attractive Detached Family Home Set Within A Sought After Development
- Deceptively Spacious Accommodation Finished To A Superb Standard Throughout
- Luxury Fully Fitted Kitchen With 'Minerva' Solid Worktops And Centre Island With Neff Appliances Open To Casual Dining / Living Area
- Living Room With Multifuel Stove
- Family Room
- Four Good Sized Bedrooms Including Luxury Ensuite Shower Room
- Separate Utility Room And Downstairs Cloakroom
- Luxury Four Piece Bathroom
- Gas Fired Central Heating
- uPVC Double Glazed Windows
- Double Tarmac Driveway With Parking For Several Vehicles
- Corner Site With Good Sized South Facing Lawn To The Rear With Paved Patio & Lawn To The Side With Border Hedging & Estate Railing
- Popular And Sought After Location On Periphery Of Lisburn City Centre, Close To Motorway Networks And Sprucefield Shopping Centre With Belfast Close By.

SUMMARY

This detached property is in a unique development of modern, energy efficient, contemporary homes located on the Blaris Road in one of Lisburn's most sought after addresses.

This area has long been established as one of the most popular in Lisburn and offers a convenience to many leading grammar and primary schools, Sprucefield Retail Park, Lagan Valley Hospital, Hillsborough, and the enviable location of being directly opposite the entrance to the Lagan Valley Regional Park.

The local Lisburn area plays host to a fantastic range of restaurants, children's playparks, swimming pool and cinema along with many other parks, superb golf course and rugby club, both of which are a short drive away.

Constructed in 2018 this beautifully finished detached property is positioned at the end of the cul de sac on a fantastic corner plot with a larger driveway with parking for multiple vehicles and a good sized south facing garden with a detached garage. Internally the property comprises of a reception hall, cloakroom, family room, living room and a superb fitted luxury kitchen open plan to dining / living area and utility room. Upstairs there are 4 bedrooms, ensuite and family bathroom.

With little to do but move your furniture in to we would recommend an internal viewing of this immaculately presented property to appreciate all it has to offer.

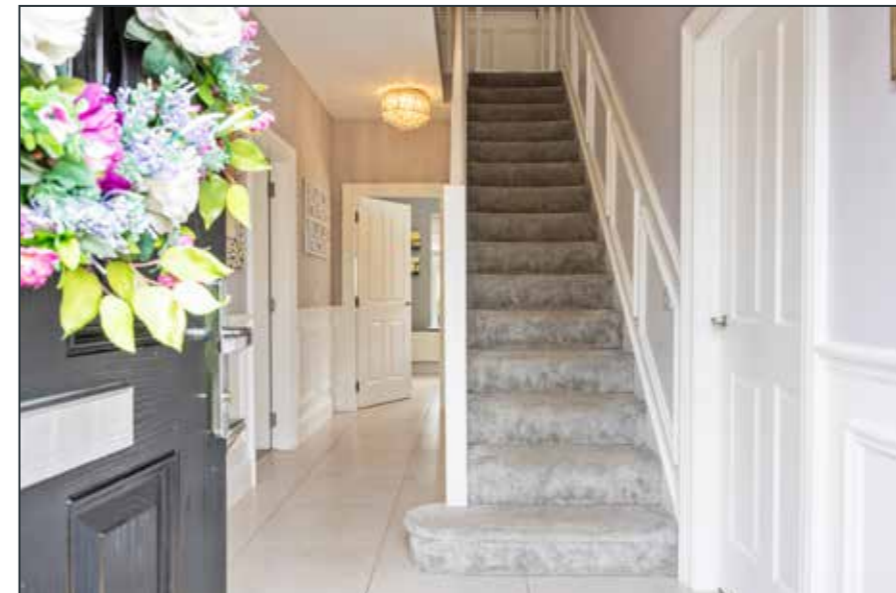
To arrange a viewing please contact our South Belfast office on 028 9066 8888



ACCOMMODATION

GROUND FLOOR

uPVC Front door to Reception Hall.



RECEPTION HALL:

Glazed panels and side lights, panelled walls to dado height, ceramic tile floor. Cloak space and storage space beneath stairs.



CLOAKROOM:

Contemporary white suite, pedestal wash hand basin with vanity unit, low flush WC, ceramic tile flooring, panelled walls to dado height.



LIVING ROOM:
19' 12" x 12' 0" (6.09m x 3.67m)

Into bay window. Feature cast iron multifuel stove set in recess with polished granite hearth, feature panelled walls.



FAMILY ROOM:
12' 6" x 11' 5" (3.80m x 3.48m)



KITCHEN/DINING
31' 4" x 20' 4" (9.55m x 6.2m)

Spacious contemporary kitchen open plan to casual lounge and dining area.

KITCHEN WITH BREAKFAST AREA:

Contemporary fitted kitchen, range of high and low level units, 'Minerva' solid worktop with island unit and seated area, inset 1 1/2 bowl sink unit with mixer taps and Quooker water tap, Neff double electric oven, integrated fridge, freezer, Neff integrated dish washer, Neff 5 ring gas hob with stainless steel and glass extractor fan, ceramic tile floors, low voltage spot lighting. Opens to...





CASUAL DINING/LIVING AREA:

Sliding patio doors from living area to rear garden.



UTILITY ROOM:

9' 6" x 5' 10" (2.9m x 1.77m)

Range of low level units, stainless steel sink unit, plumbed for washing machine, recessed for tumble dryer, gas central heating boiler, ceramic tile floor, low voltage spot lighting, extractor fan, uPVC door leading outside.





FIRST FLOOR

LANDING:

Panelled walls to dado height, access to roof space, access to shelved storage cupboard.

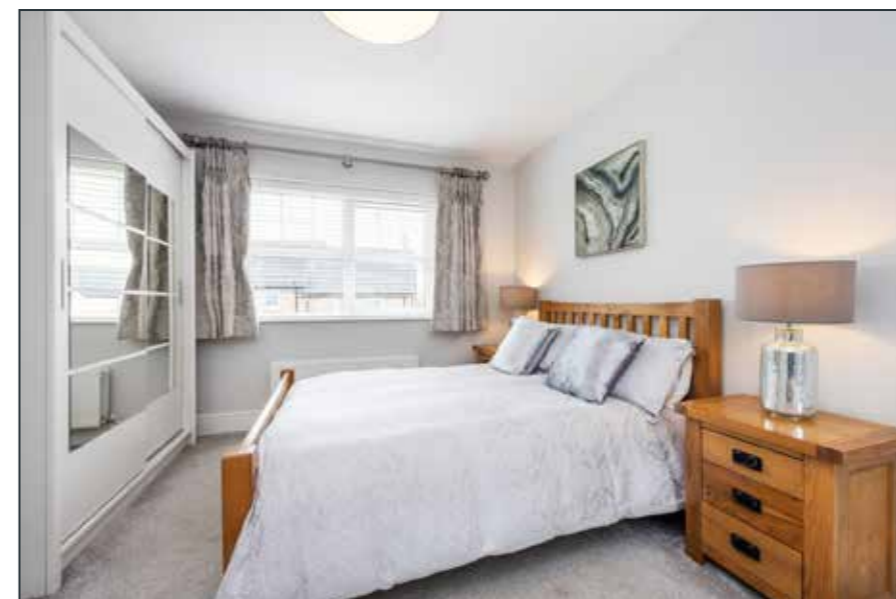


ENSUITE BATHROOM:

Contemporary white suite, large corner shower, low flush WC, pedestal wash hand basin with vanity unit, ceramic tile floors, half tiled walls, chrome heated towel rail, low voltage spot lighting, extractor fan.

PRINCIPAL BEDROOM
14' 4" x 11' 12" (4.37m x 3.65m)

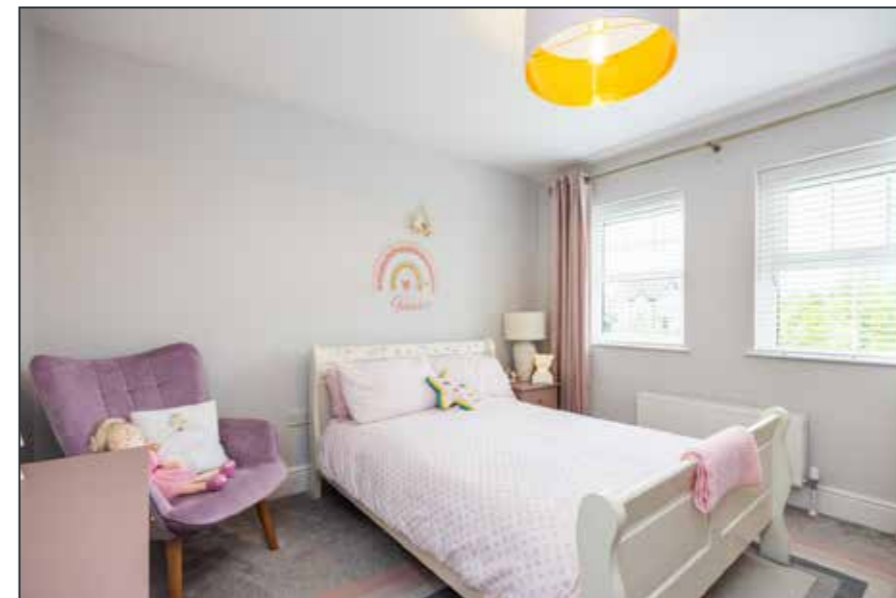
Walk in wardrobe fitted with a good range of storage units and shelving, ensuite bathroom.



BEDROOM (2):
14' 6" x 10' 11" (4.43m x 3.33m)



BEDROOM (3):
11' 7" x 11' 3" (3.52m x 3.44m)





BEDROOM (4):
10' 11" x 9' 2" (3.33m x 2.8m)



BATHROOM:

Contemporary white suite comprising of rectangular bath with telephone hand shower, large corner shower, low flush WC, pedestal wash hand basin with vanity unit, ceramic tile floor, half tiled walls, chrome heated towel rail, low voltage spot lighting, extractor fan.



OUTSIDE

Superb corner site, spacious tarmac driveway with parking for multiple vehicles. Garden to the side in lawn with border hedging and estate railing. Large enclosed garden to the rear, laid in lawn with border hedging and fencing with patio area.

DETACHED GARAGE:
19' 5" x 10' 1" (5.92m x 3.07m)

Power and light, up and over door, side service door.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/F/24/AN



EPC REF: 9876-3906-0194-9028-3145

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.