



Gravelhill Court,

Offers in the region of  
£210,000



Reeds Rains

• Since 1868 •

www.reedsrains.co.uk



# Gravelhill Court, Lisburn, County Antrim

## Offers in the region of £210,000

A most delightful extended detached family home situated in this private cul-de-sac location, of only four homes. Occupying an extensive and ever appealing site we suggest those interested parties not to delay. Great road access to Lisburn and Moira as well as Hillsborough and Sprucefield Shopping. Reception hall, separate cloaks/ WC, modern fitted kitchen/ dining area, spacious lounge with fireplace, separate dining/ study area, fabulous extended sunroom to rear with multi-fuel stove. First floor accommodation consists master bedroom plus en-suite shower, three further bedrooms plus a contemporary white bathroom suite. Detached garage, driveway/ car parking to front, enclosed rear and side gardens in block paviors, rear car parking space. Well presented within by the current owners. Highly sought after and convenient location.

### CLOAKROOM/WC

Low level WC, wash hand basin

### RECEPTION HALL

### LOUNGE

3.93m x 4.04m (12'11" x 13'3")

Feature fireplace with wooden surround, open fire, laminate flooring. French doors to

### DINING ROOM/ STUDY

2.67m x 3.22m (8'9" x 10'7")

Patio doors, laminate flooring.

### KITCHEN

4.77m (max) x 5.27m (max) (15'8" (max) x 17'4" (max))

Modern fitted range of high and low level cabinets, laminate work tops, single drainer stainless steel sink, mixer taps, breakfast bar, built-in gas hob and electric oven, over head extractor fan, integrated dishwasher, wall and floor tiling.

### DINING AREA

Open plan to kitchen, L-shaped room

### EXTENDED SUN ROOM

3.27m x 4.41m (10'9" x 14'6")

Fireplace with multi-fuel stove, French doors to rear

### FIRST FLOOR LANDING

Built-in hot press.

### MASTER BEDROOM

3.33m x 3.39m (10'11" x 11'2")

Built-in robes

### EN-SUITE SHOWER ROOM

Separate shower cubicle, with power shower, wash hand basin.

### BEDROOM 2

3.02m x 3.96m (into domer) (9'11" x 13'0" (into domer))

### BEDROOM 3

2.77m x 2.90m (9'1" x 9'6")

### BEDROOM 4

2.38m x 2.82m (7'10" x 9'3")

### BATHROOM

Contemporary suite comprising panelled bath, electric shower unit, wash hand basin, low level WC, heated towel rail, wall and floor tiling

### GARAGE

3.86m x 5.44m (12'8" x 17'10")

Oil fired boiler, plumbed for washing machine, sink unit, up and over door.

### OUTSIDE

Front car parking/ driveway, enclosed side and rear gardens with further car parking, block pavior patio areas, oil storage tank.

### FLOOR PLANS

### EPC



For full EPC please contact the branch



