

**Tim Martin**  
— .co.uk



**45 Oakwood Park**  
**Lisbane**  
**BT23 6EY**

**Offers Around**  
**£350,000**

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

## SUMMARY

Set at the end of the exclusive Oakwood development, with uninterrupted views over the countryside to Strangford Lough, this beautifully presented detached home offers a perfect combination of style, comfort, and practicality.

The accommodation is bright and spacious, designed to suit both everyday family living and entertaining alike. The ground floor boasts a lounge, with multi fuel stove, which leads through double doors into the open plan kitchen / dining / sunroom; undoubtedly the heart of the home. The kitchen / dining area is modern and practical, enhanced by an adjoining wc and utility room with full length larder cupboards. The ground floor is completed by a sunroom, flooded with natural light and opening out to the rear terrace making it ideal for long summer evenings.

The first floor is equally as impressive, hosting four well proportioned double bedrooms, one with an en suite shower room, and modern bathroom. The property is equipped with ample storage throughout.

A tranquil wooded area provides a peaceful backdrop for the south facing rear gardens, while the view to Strangford Lough at the front is a delight. The gardens are bursting with colour and wildlife throughout the year and yet are designed to be low maintenance. A tarmac drive, leading to the integral garage, provides parking for 2 cars, with additional parking opposite.

Lisbane village is within walking distance and benefits from a convenience store, doctors' surgery, award winning pub and eatery The Poachers Pocket, OPO tea room and an after school club. A number of nurseries and schools are within a short drive away in both Comber and Killinchy. Lisbane is served by good public transport. Belfast, Lisburn and Newtownards are all within a 30-minute commute.

This is a beautiful family home that leaves nothing for the new buyer to do only unpack.

## FEATURES

- Energy Efficient Detached Home
- Lounge with Multi Fuel Stove
- Open Plan Kitchen / Dining / Sun Room Opening onto the Rear Garden
- Utility Room and Ground Floor WC
- Four Well Proportioned Double Bedrooms (One with En Suite Shower Room)
- Family Bathroom
- Oil Fired Central Heating and Double Glazing
- Driveway with Parking for Two Cars Leading to Integral Garage
- Views over the Countryside to Strangford Lough
- Within Walking Distance to Lisbane Village

### **Entrance Porch**

**5'4 x 5'1 (1.63m x 1.55m )**

Ceramic tiled floor.

### **Entrance Hall**

Ceramic tiled floor; LED spotlighting.

### **Lounge**

**15'8 x 15'6 (4.78m x 4.72m )**

(Maximum Measurements)

Enclosed cast iron multi fuel stove in cast iron surround and set on tiled hearth; wooden mantle over; oak effect wood laminate floor; tv aerial connection; LED spot lighting; double glazed doors through to:-

### **Open Plan Kitchen / Dining Area**

**25'2 x 12'1 (7.67m x 3.68m )**

Excellent range of high gloss high and low level cupboard and drawers and breakfast bar and composite worktop and matching upstands; incorporating 1½ tub stainless steel sink unit with swan neck mixer taps; under cupboard lighting; Smeg double electric oven with 4 ring induction hob; stainless steel extractor unit and light over; integrated Prima dishwasher; NordeMende microwave; integrated NordeMende fridge / freezer with wine rack over; LED spotlighting; ceramic tiled floor; open through to:-

### **Sun Room**

**11'3 x 11'3 (3.43m x 3.43m )**

Double patio doors to rear garden; tv aerial connection point; ceramic tiled floor.

### **WC**

**7'3 x 3'2 (2.21m x 0.97m )**

White suite comprising close coupled WC; semi pedestal wash hand basin with mono mixer taps and tiled splashback; chrome heated towel radiator; ceramic tiled floor; part tiled walls; LED spotlighting.

### **Stairs to First Floor / Landing**

Hotpress with Warmflow pressurised hot water tank and shelving; access to roofspace.

### **Bedroom 1**

**15'7 x 11'3 (4.75m x 3.43m )**

Views over the countryside to Strangford Lough; LED spotlighting; tv aerial connection.

### **Bedroom 2**

**16'5 x 10'5 (5.00m x 3.18m )**

TV aerial connection; LED spotlighting.

### **En-suite Shower Room**

**9'5 x 5'8 (2.87m x 1.73m )**

White suite comprising quadrant shower cubicle with sliding glass shower doors and side panel; thermostatically controlled shower unit with telephone shower attachment and adjustable and rain shower heads; floating wash hand basin with mono mixer taps with vanity unit and drawer under; close coupled wc; chrome heated towel radiator; ceramic tiled walls with feature mosaic panel at wash hand basin; ceramic tiled floor; LED spotlighting; extractor fan.

### Bedroom 3

14'5 x 10'4 (4.39m x 3.15m )

Three double fitted wardrobes (One with mirror fronted doors) containing generous clothes rails, shelving and drawers.

### Bathroom

7'9 x 7'5 (2.36m x 2.26m )

White suite comprising P shaped bath with mono mixer taps and telephone shower attachment; glass shower screen; close coupled WC; floating wash hand basin with mono mixer taps in vanity unit with drawer under; chrome heated towel radiator; built in storage shelves; ceramic tiled walls with feature mosaic panel at bath; ceramic tiled floor; LED spotlighting; extractor fan.

### Bedroom 4

11'7 x 11'4 (3.53m x 3.45m )

(Maximum Measurements)

Views over countryside to Strangford Lough; walk in wardrobe with clothes rails and shelving; LED spotlighting; tv aerial connection point.

### Integrated Garage

17'7 x 10'11 (5.36m x 3.33m )

Up and over door; Warmflow oil fired boiler; light and power.

### Outside

Rear gardens featuring paved patio; a fine selection of ornamental flowerbeds; oil storage tank and log store; outside light ; power and water tap.

### Tenure

Freehold

### Capital / Rateable Value

£230,000. Rates Payable = £2,101.51 Per Annum (Approx)



















Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Comber ■  
27 Castle Street, Comber, BT23 5DY  
T 028 91 8789596

Saintfield  
1B Main Street, Saintfield, BT24  
7AA  
T 028 97 568300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.