

RODGERS & BROWNE



1 Lesley Chase, Knockagh Chase
Upper Road, Greenisland, BT38 8GU

offers around £385,000



The Agent's Perspective...

Beautifully designed by the renowned Coogan & Co Architects to offer a spacious and bright family home maximising the rooms both with layout and storage. The quality of finish is second to none with an attention to detail only found within Lesley Development homes.

Externally there is a spacious garden with a handcrafted stone and views of Knockagh Monument. It's setting benefits from many local amenities within Greenisland and Jordanstown including an array of local cafes, restaurants, schools and churches also on the doorstep is Greenisland Golf Club and the main arterial routes linking Belfast City centre via road or rail.

The perfect setting to raise or grow a family.



76 High Street, Holywood, BT18 9AE

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Drawing room



Drawing room



Entrance hall

The facts you need to know...

One of the few four bedroom detached house designs within the much admired Lesley Chase development

Designed by the renowned Coogan Architects

Spacious and bright accommodation throughout

Drawing room with wall-mounted feature electric fire and herringbone flooring

Luxury shaker style kitchen with integrated appliances opening to casual dining and living areas

Separate utility room

Ground floor cloakroom and additional storage

Four bedrooms each with built-in wardrobes, main with luxury ensuite shower room

Luxury main bathroom with separate shower cubicle and bath

Tarmac driveway leading to secure and enclosed rear garden laid in patio and lawns

Purpose made garden shed

Only minutes from Greenisland train station, Golf club and the coastline

Main arterial routes linking Carrickfergus and Belfast City Centre are five minutes away

Energy efficient family home close to many renowned schools



L shaped kitchen open to casual dining and living area



The property comprises...

GROUND FLOOR

Panelled composite door with side and top lights to:

SPACIOUS ENTRANCE HALL

Staircase to the first floor with painted spindles and handrails, under stair storage, limed oak effect herringbone floor, low voltage lighting.

CLOAKROOM

White suite comprising low flush wc, semi pedestal wash hand basin with mixer tap and tiled splashback, ceramic tiled floor, low voltage lighting, extractor fan.

DRAWING ROOM

20' 1" into bay x 13' 6" (6.12m x 4.11m)

Wall mounted feature electric fire, low voltage lighting, limed oak effect herringbone floor, glazed door and side light to entrance hall.

L SHAPED KITCHEN OPEN TO CASUAL DINING AND LIVING AREA

23' 3" x 22' 7" (7.09m x 6.88m) (at widest points and into bay)

Luxury two-tone kitchen with a range of high and low level cupboards in a shaker style, under unit lighting, marble effect worktops, breakfast bar area, single drainer stainless steel sink and mixer tap, four ring gas hob, glass splashback, stainless steel extractor above, under oven, integrated dishwasher, fridge freezer and microwave, ceramic tiled floor throughout. Dining area has views over Knockagh, sliding patio doors from living area to patio, glazed door and side light to entrance hall.

UTILITY ROOM

11' 8" x 4' 0" (3.56m x 1.22m)

Range of low level cupboards in a shaker style, marble effect worktops and splashback, single drainer stainless steel sink with mixer tap, broom cupboard, plumbed for washing machine and space for tumble dryer, ceramic tiled floor. Double glazed door to outside.



Main bedroom

First Floor

LANDING

Hotpress with shelving and light. Access to roofspace.

MAIN BEDROOM

11' 9" x 10' 7" (3.58m x 3.23m)

Including built-in wardrobes with mirrored doors. Door to:

ENSUITE SHOWER ROOM

11' 8" x 4' 3" (3.56m x 1.3m)

White suite comprising double shower cubicle with electric shower, semi pedestal wash hand basin with mixer tap, low flush wc, part tiled walls, ceramic tiled floor, wall hung mirrored medicine cabinet, chrome heated towel radiator, extractor fan, low voltage lighting.

BEDROOM (2)

11' 5" x 9' 3" (3.48m x 2.82m)

Plus built-in wardrobes with mirrored doors.

BEDROOM (3)

11' 9" x 8' 6" (3.58m x 2.59m)

Including built-in wardrobes with mirrored doors.

BEDROOM (4)

10' 4" x 9' 3" (3.15m x 2.82m)

Including built-in wardrobes with mirrored doors.

BATHROOM

9' 4" x 6' 8" (2.84m x 2.03m)

White suite comprising panelled bath with mixer tap and telephone shower, low flush wc, contemporary wall hung vanity sink unit, heated towel radiator, fully tiled shower cubicle with thermostatically controlled shower unit, telephone shower and over drencher, ceramic tiled floor, part tiled walls, low voltage lighting, extractor fan.

Outside

Tarmac driveway leading to fence enclosed rear garden laid in lawn with patio area and hand-crafted timber shed. Outside light, tap and power.



Landing



Ensuite shower room



Bathroom



Bedroom two

THIS INFORMATION IS FOR GUIDANCE ONLY
AND IS NOT EXHAUSTIVE

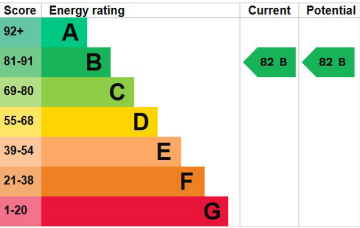
Y	N	N/A
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Is there a property management company?	X		
Is there an annual service charge?	X		
Any lease restrictions (no AirBnB etc) ?			X
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?		X	
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?			X
Are there any existing planning applications?		X	
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?	X		
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?		X	

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	YES
Mains gas	N/A
LPG	N/A
Mains water	YES
Cable TV or satellite	PURCHASER'S CHOICE
Telephone	SEE: WWW.OFCOM.ORG.UK
Broadband and speed	SEE: WWW.OFCOM.ORG.UK

ENERGY EFFICIENCY RATING (EPC)



From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

TENURE: FREEHOLD

MANAGEMENT FEE: £306.88 per annum

RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2025/2026 £1,998.00

VIEWING: By appointment with RODGERS & BROWNE.

Location

Travelling from Greenisland Golf Club towards Jordanstown, Lesley (Knockagh) Chase will be 100 yards on your left.



Total Area: 148.9 m² ... 1603 ft²

All measurements are approximate and for display purposes only

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