



This exceptional red brick detached residence offers generous, flexible accommodation finished to a modern standard throughout, making it an ideal choice for growing families seeking both space and convenience.

On the ground floor, the property boasts two well-proportioned reception rooms, providing versatile living and entertaining options. The contemporary fitted kitchen is open plan to the dining area and is complimented by a separate utility room and a downstairs WC, adding everyday practicality to this superb family home.

Upstairs, there are four spacious bedrooms, including an impressive principal bedroom featuring a private ensuite and walk-in wardrobe. The remaining bedrooms are bright and well-sized, perfectly suited to family living, guests, or home office use.

Externally, the home continues to impress. A large driveway provides ample off-street parking and leads to a detached garage, complete with a bar area which is ideal for entertaining or relaxing. The property benefits from both front and rear gardens, with the south-facing rear garden fully paved, offering a low-maintenance outdoor space that enjoys sunshine throughout the day.

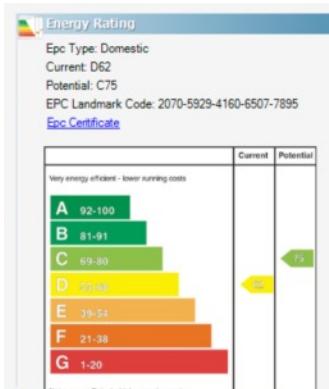
Situated within walking distance of Maghaberry Primary School, the location is highly convenient for families. Excellent bus and road links to Lisburn and Belfast ensure easy commuting and access to a wide range of amenities.

With modern decor throughout, generous room sizes, and a highly desirable setting, this outstanding home perfectly suits families looking for extra space without compromising on location or style.

**Offers Around  
£335,000**

2 Willow Lodge ,  
Ballinderry Upper,  
LISBURN,  
BT28 2WL

**Viewing by  
appointment with  
& through agent  
028 9266 1700**



- Impressive Red Brick Detached Family Home
- Spacious Accommodation Ideal For Growing Families
- Four Well-Proportioned Bedrooms
- Principal Bedroom With Ensuite And Walk-In Wardrobe
- Two Generous Reception Rooms Offering Flexible Living Space
- Contemporary Kitchen Open-Plan To Dining Area With Separate Utility Room
- Modern Decor Throughout, Finished To A High Standard
- Convenient Downstairs WC
- Detached Garage With Bar Area Ideal For Entertaining
- Large Driveway Providing Ample Off-Street Parking
- Front And Rear Gardens With Excellent Outdoor Space
- South-Facing, Fully Paved Rear Garden For Low Maintenance Living
- Walking Distance To Maghaberry Primary School
- Excellent Bus And Road Links To Lisburn And Belfast
- Oil Fired Central Heating/Security Alarm System



The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: uPVC double glazed front door with glass inset and side lights to:

RECEPTION HALL: Tiled floor. Walk-in storage under stairs.



LIVING ROOM: 16' 9" x 12' 2" (5.11m x 3.71m) (at widest points and measurements into square bay window). Laminate wood effect flooring, cornice ceiling. Feature fireplace with carved mantlepiece and surround, cast iron inset and granite hearth.



LOUNGE: 18' 2" x 10' 5" (5.54m x 3.18m) (at widest points). Outlook to front. Low voltage spotlights, wall hung fire with wooden mantelpiece.



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OPEN PLAN KITCHEN/DINER: 23' 7" x 10' 0" (7.19m x 3.05m) (at widest points). Range of high and low level units, laminate effect work surfaces, single drainer stainless steel sink unit with mixer tap, built-in high level double oven and grill, four ring touch screen ceramic hob with built-in stainless steel extractor fan, built-in fridge/freezer, built-in larder storage, tiled floor throughout. Ample space for casual dining area. uPVC double glazed French doors to rear garden. Door to:



UTILITY ROOM: Range of high and low level units, laminate work surfaces, stainless steel single drainer sink unit with mixer tap, plumbed for washing machine, space for tumble dryer, tiled floor. Cloaks area, picture window, uPVC double glazed access door to rear garden.

DOWNSTAIRS W.C.: White suite comprising low flush wc with push button, vanity sink unit with chrome mixer tap, part tiled walls, tiled floor. Radiator. Access to electric metre.



LANDING: Access hatch to partially floored roofspace via Slingsby type ladder.

BEDROOM (1): 18' 7" x 10' 5" (5.66m x 3.18m) (at widest points). Outlook to front.

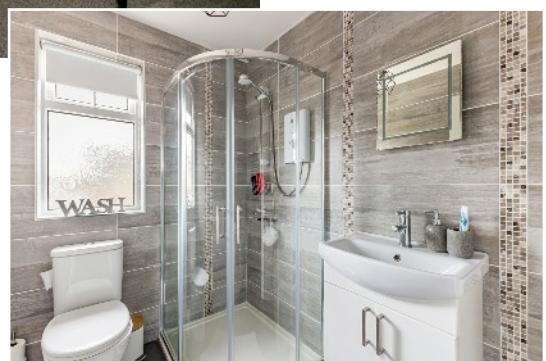


ENSUITE SHOWER ROOM: White suite comprising low flush wc with push button, vanity sink unit with chrome mixer tap, corner shower unit with glass sliding door, chrome thermostatic control valve and telephone attachment, Mira Sport electric shower, fully tiled walls, tiled floor. Chrome heated towel rail.

WALK-IN WARDROBE: 6' 0" x 5' 0" (1.83m x 1.52m) Approximately. Excellent hanging and storage space.



FAMILY BATHROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome taps, panelled bath with chrome taps and telephone attachment, fully tiled walls, tiled floor. Frosted glass window. Hotpress with built-in shelving and access to insulated lagged copper cylinder, extractor fan.

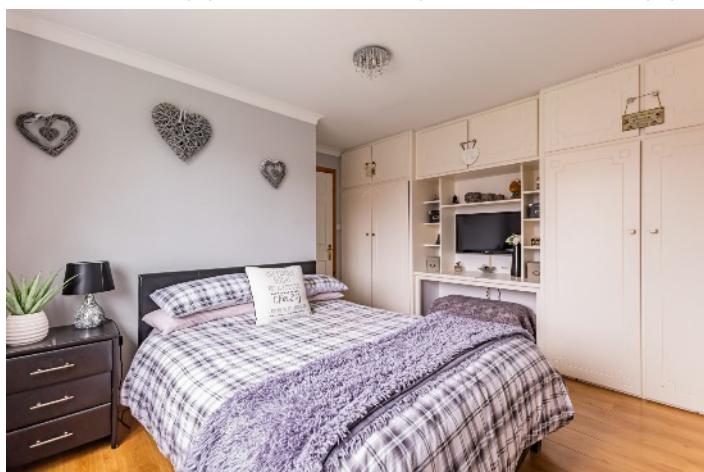


BEDROOM (2): 12' 7" x 12' 4" (3.84m x 3.76m) (at widest points). Outlook to rear. Laminate effect flooring.



BEDROOM (3): 12' 9" x 12' 4" (3.89m x 3.76m) (at widest points). Outlook to front. Laminate effect flooring, range of built-in cabinetry with shelving and desk area.

BEDROOM (4): 9' 5" x 7' 3" (2.87m x 2.21m) (at widest points). Outlook to front.



## Outside

Front garden laid in lawns and pebbles with surrounding patio areas and flowerbeds. Outside security lighting. Tarmac driveway with off-street parking for several cars. Paved walkway to front door.

Extensive fully paved, enclosed rear garden with raised decking area and surrounding flowerbeds with southerly aspect. Outside tap and outside light. Access gate to side with bin storage. Access to oil tank, outside power sockets.

DETACHED GARAGE: Metal up and over door. Access to oil boiler. Space for fridge/freezer. Partition wall leading to bar area.



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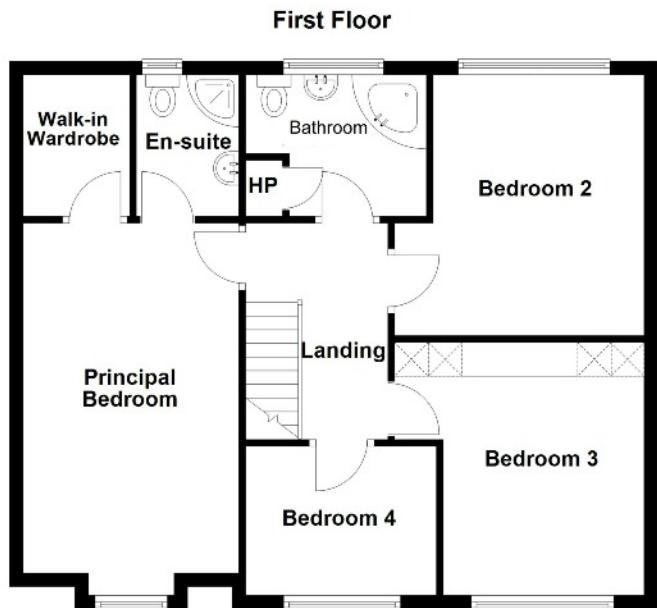
## Location:

Travelling out of Maghaberry on Old Road, turn left into Willow Lodge and the property is located on the left.

### Ground Floor



### First Floor



## 2 Willow Lodge, Lisburn

Lisburn - 028 92 66 1700

Ballyhackamore - 028 90 65 0000

Lisburn Road - 028 90 66 3030

North Down - 028 90 42 4747

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