



A stunning four bedroom semi detached home located in the ever popular Fairfields development, this property is immaculately and tastefully presented throughout, offering stylish and comfortable family living.

The ground floor features a bright lounge with a charming bay window and multi fuel stove, creating a warm and inviting atmosphere. To the rear, a modern kitchen with integrated appliances flows seamlessly into a sunroom, perfect for everyday living and entertaining. A convenient downstairs WC and a thoughtfully designed extension incorporating a utility room enhance practicality. Upstairs, the principal bedroom benefits from a contemporary ensuite shower room, alongside three further well-proportioned bedrooms.

Externally, the property enjoys beautifully maintained south facing gardens laid in lawn with a patio area, ideal for relaxing or outdoor dining.

Offers Over  
£340,000

4 Fairfields Manor,  
LISBURN,  
BT28 3WA

Viewing by  
appointment with  
& through agent  
028 9266 1700



- Immaculately presented four bedroom semi detached home
- Located in the highly sought after Fairfields development
- Bright and spacious lounge with bay window
- Feature multi fuel stove creating a cosy focal point
- Modern kitchen with integrated appliances and open plan layout flowing into sunroom area
- Downstairs WC for added convenience
- Extended to include a practical utility room
- Principal bedroom with ensuite shower room
- Family bathroom with modern four piece suite
- South facing rear garden with lawn and patio area ideal for entertaining



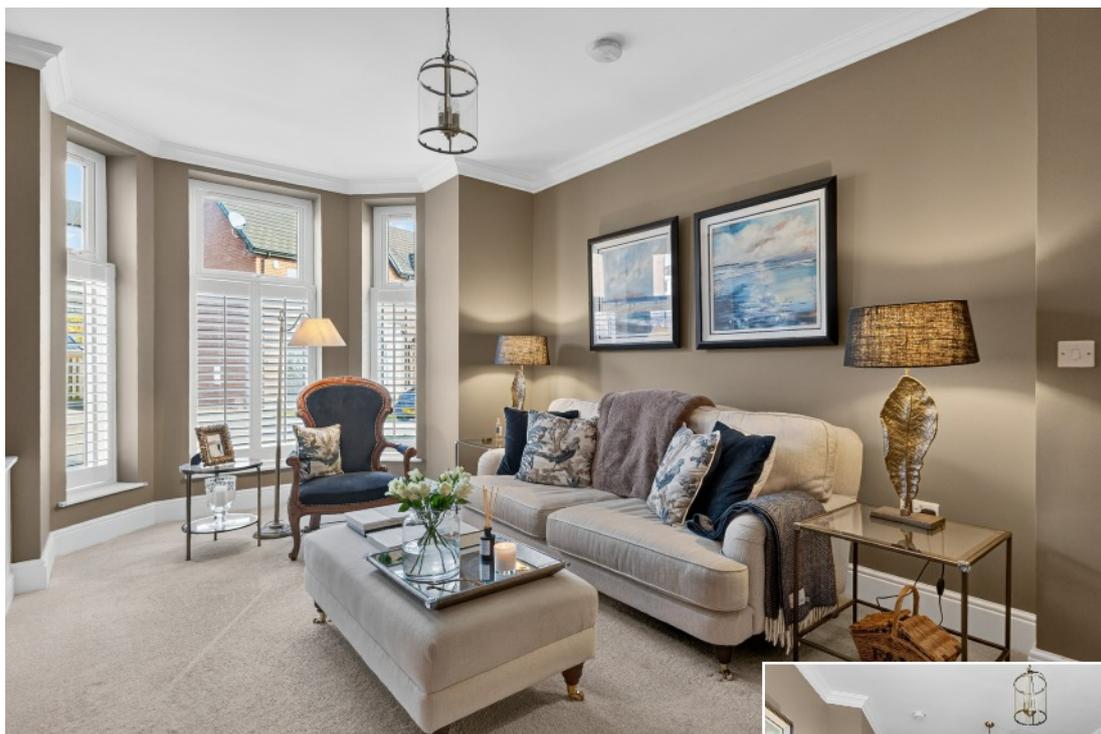
The Property Comprises:

#### Ground Floor

RECEPTION HALL: Ceramic tiled floor, panelled walls.

DOWNSTAIRS W.C.: Low flush wc, wash hand basin, mixer tap, chrome heated towel rail.

LOUNGE: 19' 5" x 10' 7" (5.91m x 3.22m) (into bay window). Multi-fuel stove, built-in storage. Cafe style shutters. Cornice ceiling.



KITCHEN: 11' 9" x 10' 4" (3.59m x 3.14m) Range of high and low level units, Belfast sink unit with boiling water tap, wine fridge, five ring gas hob, oven, dishwasher, fridge/freezer. Ceramic tiled floor, part tiled walls, spotlights, extractor fan. Breakfast bar, Minerva work surfaces.



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DINING AREA: 10' 0" x 9' 0" (3.05m x 2.74m)



SUN ROOM AREA: 11' 1" x 9' 5" (3.3800m x 2.86m) Ceramic tiled floor, cafe style shutters, double doors to rear.



UTILITY ROOM: 10' 3" x 6' 7" (3.12m x 2.01m)

Plumbed for washing machine, quartz work surfaces, Belfast sink unit, cafe style shutters.



## First Floor

LANDING: Hotpress, spotlights, access via Slingsby type ladder to floored roofspace.

BEDROOM (1): 12' 10" x 10' 9" (3.9100m x 3.28m) Panelled wall, built-in coricing.

ENSUITE SHOWER ROOM: Low flush wc, vanity sink unit, shower cubicle with rainfall shower head, extractor fan, spotlights. Chrome heated towel rail.



BEDROOM (2): 10' 8" x 9' 5" (3.24m x 2.88m)



BEDROOM (3): 9' 11" x 9' 6" (3.02m x 2.9m) Built-in wardrobes, cornicing, spotlights.



BEDROOM (4): 9' 6" x 8' 7" (2.89m x 2.62m) Built-in wardrobes. (Currently used as office).  
Cornice ceiling.



BATHROOM: Panelled bath with shower attachment. Tiled shower cubicle with thermostatic control valve, vanity sink unit, low flush wc, chrome heated towel rail, ceramic tiled floor.



Outside

South facing patio. Gardens in lawn, shed, tap.



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## Location:

4 Fairfields Manor is located off Boomers Road, 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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