



Discover 3 Rosebank Court, a beautifully presented four bedroom detached family home tucked away in a small cul-de-sac development. This elegant residence effortlessly combines modern living with timeless appeal.

Step through the welcoming entrance into a bright, ground floor incorporating a spacious living room with an inset wood-burning stove. Flowing seamlessly from here is a contemporary kitchen-dining area, with direct access to a practical utility room. Fully equipped kitchen with sleek integrated appliances and a stylish breakfast bar—a perfect hub for everyday living and entertaining.

Sliding patio doors open from the kitchen/dining area and lead onto a private rear garden, featuring paved patio areas—ideal for alfresco dining or simply relaxing in peace. A handy guest WC and integrated garage to complete the ground-floor layout.

Upstairs, the property's thoughtful design continues. The master bedroom offers generous proportions and a luxurious en-suite shower room. Three further well-proportioned bedrooms provide flexibility for family living or a home office. These are served by a modern family bathroom, finished to a high standard with quality tiling and fixtures.

Additional practical benefits include off-street parking, South-facing enclosed rear garden, ample storage space in the integrated garage and UPVC double glazing. Set within a quiet, family-friendly cul-de-sac, this home is just a short stroll from Lisburn's excellent schools, shopping facilities, parks, and commuter links—making it ideal for first-time buyers, growing families, or anyone seeking a ready-to-move-in property.

Offers Around
£325,000

3 Rosebank Court,
Ballinderry Road,
Lisburn,
BT28 2ZF

Viewing by
appointment with
& through agent
028 9065 0000

- Superbly Presented Four-Bedroom Detached Home In A Private Cul-De-Sac
- Ideally Positioned just off Ballinderry Road, Lisburn
- Close to Local Leading Schools and Belfast International Airport
- Excellent Transport Links to Belfast and Lisburn City Centres
- Close Proximity to Down Royal Golf Club, Sprucefield Shopping Centre and Hillsborough Village
- Fibre Broadband
- Four Well Appointed Bedrooms, Main Bedroom with En-Suite Shower Room
- Separate Living Room with Inset Wood-Burning Stove
- Open Plan Kitchen Living Dining Space with Range of Storage and Appliances
- Downstairs WC with Additional Storage Under Stairs
- Oil-Fired Multi-zone Central Heating and UPVC Double Glazing Throughout
- Tarmac Driveway with Ample Private off Street Parking
- South - Facing Enclosed Private Rear Patio Garden with Low Maintenance
- Early Viewing Highly Recommended



The Property Comprises:

Ground Floor

Hardwood double glazed front door with glass inset to . . .

SPACIOUS RECEPTION HALL: Tiled floor, generous understairs storage.

DOWNSTAIRS W.C.: White suite comprising low flush wc with push button, corner wash hand basin with mixer tap and tiled splashback with pedestal, tiled floor, extractor fan, frosted glass window.

LOUNGE: 14' 5" x 11' 8" (4.39m x 3.56m) (at widest points). Outlook to front, laminate wood effect flooring, inset wood-burning stove with slate hearth.



OPEN PLAN KITCHEN/DINING/LIVING SPACE: 27' 4" x 11' 6" (8.33m x 3.51m) (at widest points). Bespoke fitted kitchen with range of high and low level units, laminate worktops, stainless steel single drainer sink with side drainer and chrome taps, built-in dishwasher, breakfast bar, built-in four ring ceramic hob with extractor fan above, built-in double oven and grill below, tiled splashback and tiled floor, built-in fridge freezer, tiled floor throughout, ample space for casual dining. uPVC double glazed sliding door to rear patio garden.



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UTILITY ROOM: 13' 4" x 6' 0" (4.06m x 1.83m) (at widest points). Range of high and low level units, laminate work-tops, stainless steel single drainer sink with side drainer and chrome mixer tap, plumbed for washing machine and tumble dryer, built-in larder storage, uPVC double glazed access door to side, tiled floor. Access to garage.

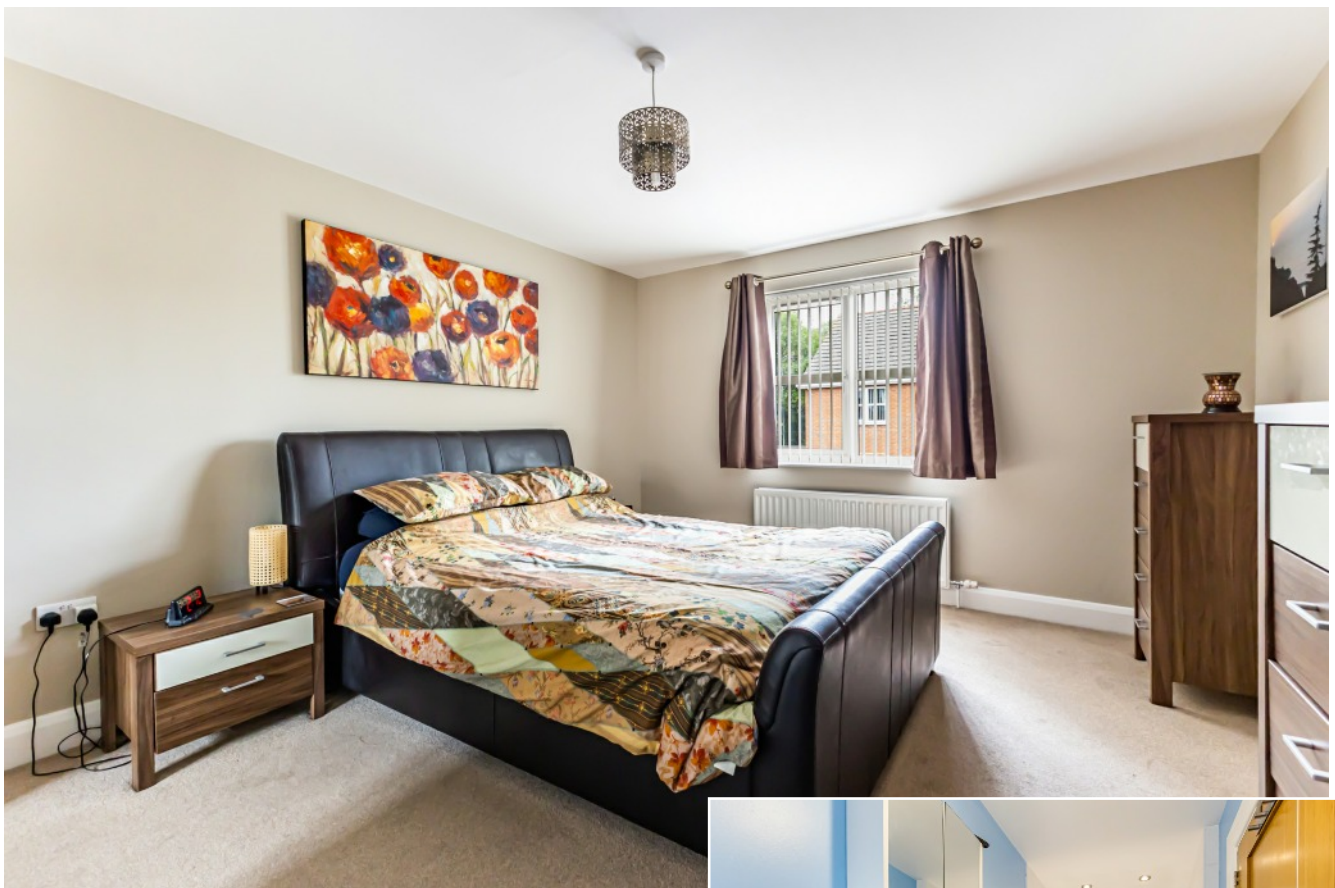


First Floor

LANDING: Frosted glass picture window, access hatch to roofspace. Hotpress with shelving and access to pressurised water cylinder.

BEDROOM (1): 14' 5" x 11' 9" (4.39m x 3.58m) (at widest points). Outlook to front.

ENSUITE SHOWER ROOM: White suite comprising low flush wc with push button, wash hand basin with chrome mixer tap and tiled splashback, corner shower unit with glass sliding door, mains-supplied shower with chrome thermostatic control valve and telephone attachment, fully tiled shower enclosure, tiled floor, low voltage recessed spotlights, extractor fan, frosted glass window.



BEDROOM (2): 14' 5" x 11' 7" (4.39m x 3.53m) (at widest points). Outlook to front.



BEDROOM (3): 12' 7" x 11' 6" (3.84m x 3.51m) (at widest points). Outlook to rear.



BEDROOM (4): 14' 3" x 11' 5" (4.34m x 3.48m) (at widest points). Outlook to rear.



FAMILY BATHROOM: White suite comprising low flush wc with push button, panelled bath with chrome mixer tap and tiled splashback, corner shower unit with glass bi-folding door, fully tiled shower enclosure with Triton electric shower and telephone attachment, pedestal wash hand basin with chrome mixer tap and tiled splashback, tiled floor, low voltage recessed spotlights, extractor fan, frosted glass window.



Outside

Tarmac driveway with off street parking for 3-4 cars.

Fully enclosed South-facing rear patio garden with southerly aspect and excellent degree of privacy, enclosed by surrounding fencing, access to oil fired boiler and oil tank, access gate to both sides.

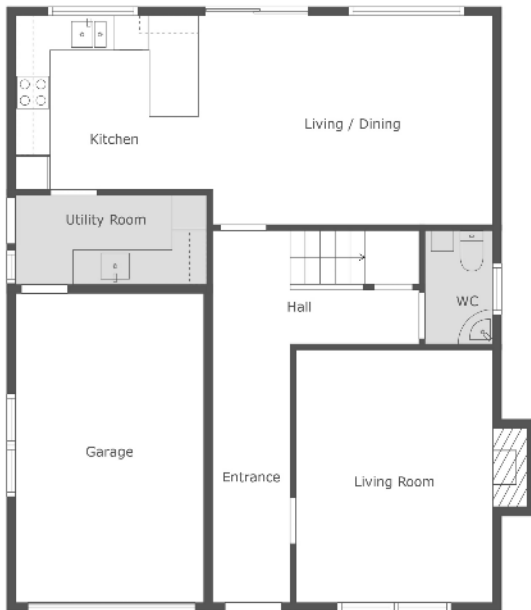
INTEGRAL GARAGE: 16' 5" x 10' 9" (5m x 3.28m) (at widest points). Roller shutter door and wiring for electric roller shutter, uPVC double glazed window to side.





Location:

3 Rosebank Court is located off Ballinderry Road, Lisburn.



Floor 1



Floor 2

Belfast Branches

Lisburn Road - 028 90 66 3030

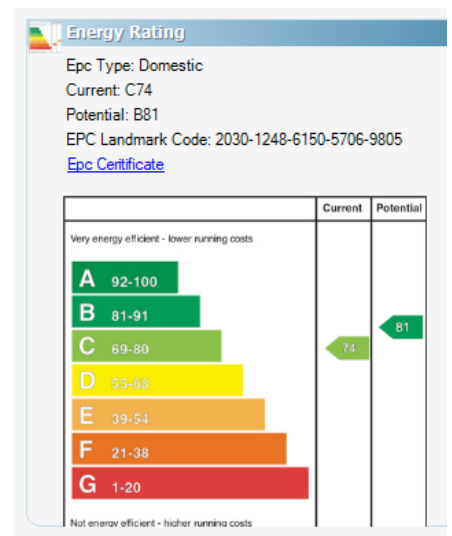
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