



15 Huguenot Drive presents a rare opportunity to acquire a beautifully renovated four-bedroom semi-detached home on a generous, private site in a quiet, sought-after Lambeg location just off the Queensway.

Perfectly positioned between Belfast and Lisburn, it suits city commuters while remaining close to local amenities including restaurants, cafés, shops, and boutiques. The ground floor features two spacious reception rooms, a stylish open-plan kitchen and dining area, utility room, WC, and a versatile bedroom ideal for guests or a home office.

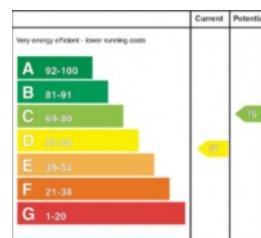
Upstairs, three well-appointed bedrooms share a contemporary family bathroom. Externally, a private driveway and detached garage provide ample parking, while the rear garden offers exceptional seclusion, rolling countryside views, a landscaped entertaining space, built-in bar, and sun terrace.

Combining generous accommodation, versatile living, and superb outdoor amenities, this home is a rare market offering.

**Offers Around
£225,000**

15 Huguenot Drive,
Lambeg,
LISBURN,
BT27 4UH

**Viewing by
appointment
through agent
028 9066 3030**





- Exceptional Four-Bedroom Semi-Detached Home Occupying A Generous And Private Site In A Quiet, Highly Sought-After Lambeg Location
- Extensively Renovated And Extended Throughout By The Current Owners
- Ideally Positioned Just Off The Queensway, Offering Excellent Convenience Between Belfast And Lisburn
- Close To A Superb Range Of Local Amenities Including Shops, Cafés, Restaurants And Boutiques
- Within The Catchment Area Of Several Of The Area's Most Prestigious Schools
- Versatile Accommodation Including Two Well-Proportioned Reception Rooms On The Ground Floor
- Stylish Open-Plan Kitchen And Dining Area, Ideal For Modern Family Living And Entertaining
- Separate Utility Room And Convenient Downstairs WC
- Ground-Floor Bedroom Perfect For Guests Or Home Office Use
- Three Further Generously Sized Bedrooms Located On The First Floor
- Contemporary Family Bathroom Finished With A Sleek White Suite
- Private Driveway Providing Ample Off-Street Parking And Access To A Detached Garage
- Outstanding Private Rear Site Enjoying Uninterrupted Views Over Rolling Countryside
- Beautifully Landscaped Garden Featuring A Built-In Bar Area And Sun Terrace
- Rare Opportunity To Acquire A Home Offering Generous Accommodation, Exceptional Outdoor Space And A Prime Location
- Early Viewing Highly Recommended To Fully Appreciate All That This Exceptional Home Has To Offer

The Property Comprises:

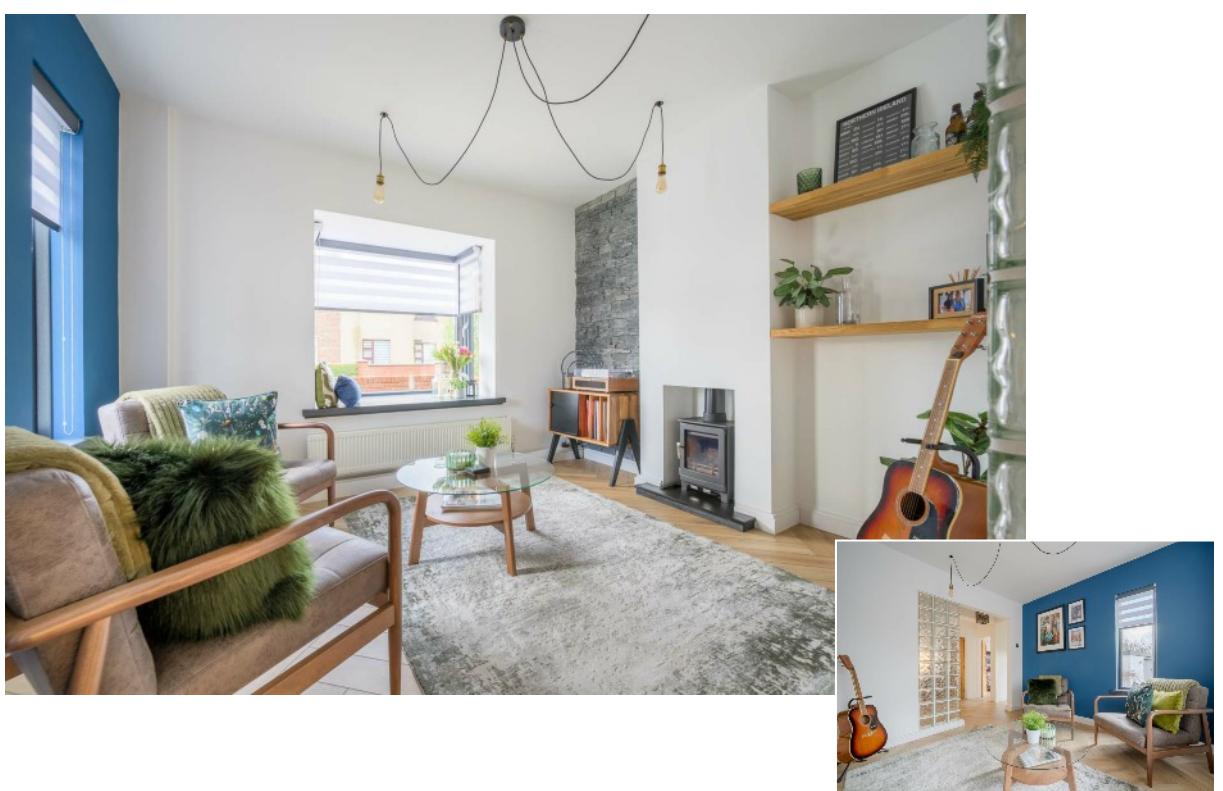
Front door with covered entrance and low voltage spotlight, composite front door with glass inset and peephole to...

Ground Floor

RECEPTION HALL: Laminate effect flooring, understair storage.



SNUG: 11' 2" x 10' 0" (3.4m x 3.05m) At widest points. Dual aspect to front and rear, built in window seating area, cast iron wood burning stove with slate hearth, built in shelving, exposed stone wall, laminate effect flooring.



BEDROOM (2): 15' 9" x 11' 2" (4.8m x 3.4m) At widest points. Dual aspect to front and side, picture window, feature fireplace with sandstone surround and exposed brick inset, cornice ceiling.



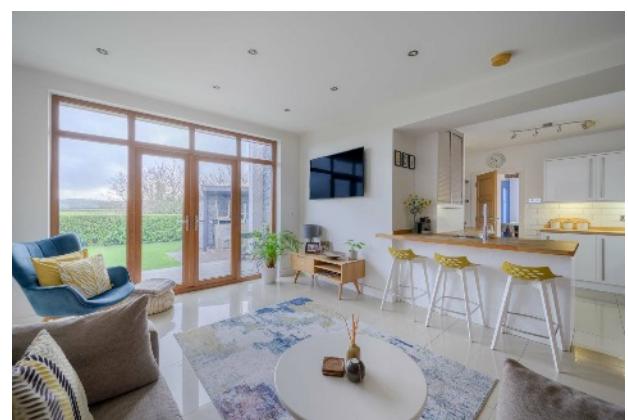
UTILITY ROOM: High and low level units, solid wood worktops, stainless steel sink with side drainer and chrome mixer tap, plumbed for washing machine, plumbed for tumble dryer, space for fridge freezer, low voltage recessed spot lighting, extractor fan, polished tiled floor, outlook to rear garden, upvc double glazed access door to patio.

DOWNSTAIRS W.C.: White suite comprising low flush WC with push button, pedestal wash hand basin with chrome mixer tap and tiled splashback and built in vanity unit, polished tiled floor, frosted glass window, extractor fan, low voltage recessed spot lighting.



OPEN PLAN KITCHEN/DINING/LIVING: 22' 9" x 15' 5" (6.93m x 4.7m) At widest points.

Kitchen with range of high and low level units with high gloss finish, solid wooden worktops, built in 4 ring touch screen ceramic hob with glass splashback, stainless steel extractor fan above, built in oven below, breakfast bar with seating area, additional built in storage and shelving, inset stainless steel sink with chrome mixer tap, built in dishwasher, archway to living area, polished tiled floor, low voltage recessed spot lighting, exposed brick wall, upvc double glazed french doors leading to rear garden, door way to...



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First Floor

LANDING: Light tunnel, storage into eaves.



FAMILY BATHROOM: White suite comprising wall hung WC, floating wash hand basin with matt black mixer tap and built in vanity unit, walk in shower with soak away basin, fixed glass door, electric shower with telephone attachment, part tiled walls, tiled floor, low voltage recessed spot lighting, frosted glass windows, heated towel rail, access to hotpress with additional built in shelving and access to lagged copper cylinder.



BEDROOM (1): 13' 5" x 11' 0" (4.09m x 3.35m) At widest points. Dual aspect to front and side, built in slide robes, exposed stone wall, cornice ceiling.

BEDROOM (3): 11' 2" x 7' 8" (3.4m x 2.34m) At widest points. Dual aspect to front and side, built in storage, cornice ceiling.



BEDROOM (4): 11' 2" x 7' 9" (3.4m x 2.36m) At widest points. Dual aspect to front and rear, built in slide robes, cornice ceiling.



Outside

OUTSIDE: Enclosed front garden, laid in lawns with patio walk way, driveway with off-street parking for 2 cars, patio walk way to...

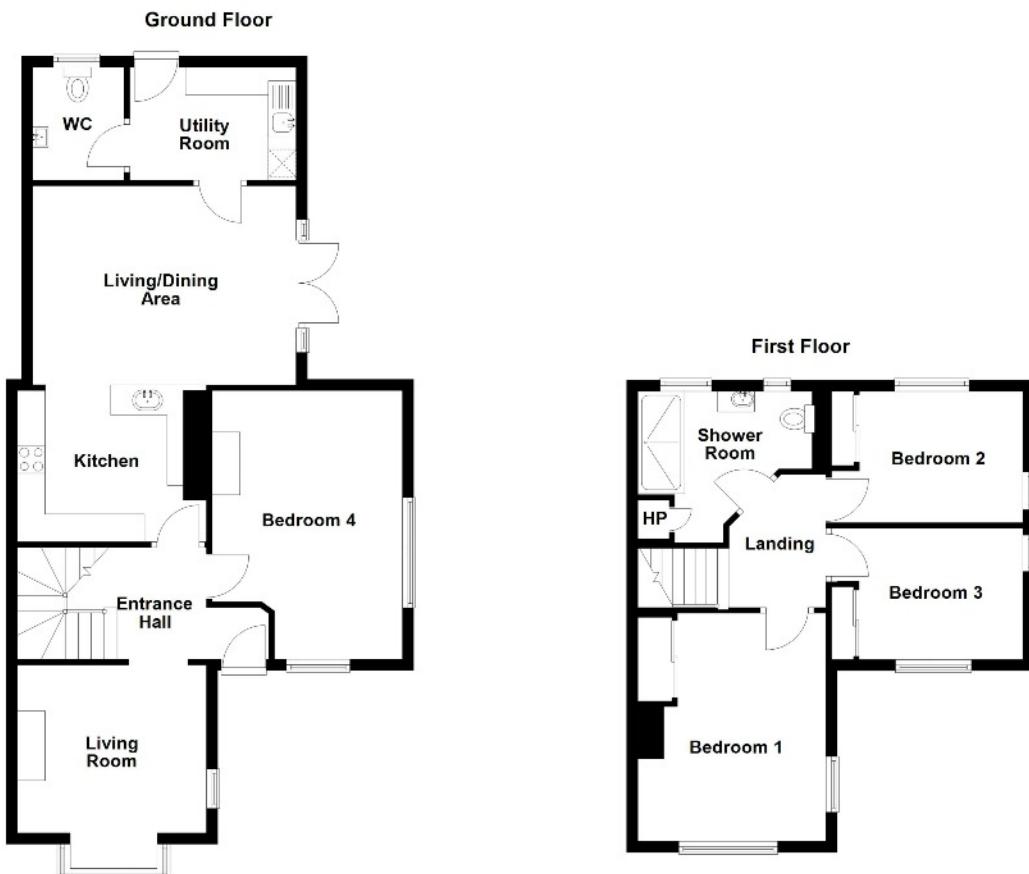
REAR GARDEN: Extensive enclosed private rear garden, part patio, part laid in lawns with raised composite decking area surrounding hedging and mature flower beds, built in private bin storage, access to oil boiler, summer house with light and power, exposed stone wall, floor to ceiling glass window, panoramic views across rolling countryside, separate bar area with exposed stone wall and roof, composite surround, outside tap, outside light, access gate to side, upvc double glazed access door to...

DETACHED GARAGE: 21' 8" x 13' 7" (6.6m x 4.14m) Up and over door, light and power.



Location:

Huguenot Drive is located off Grand Street, Lambeg.



15 Huguenot Drive, Lisburn

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 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
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