



This attractive modern detached family home is situated in a quiet cul de sac development, convenient to a range of local amenities including shops, public transport and a range of leading schools.

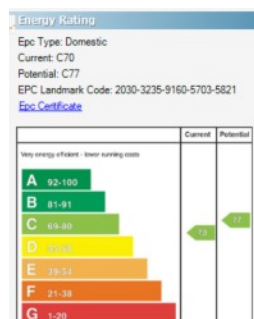
The property has been tastefully decorated by the current owners and further updated by converting the fourth bedroom into a fitted dressing room and installing window shutters. This beautiful home offers great sized family accommodation, perfectly complemented by the enclosed rear gardens and detached garage.

Offering convenience to both Belfast and Lisburn by either car or public transport this fine home presents good value for money and viewing is highly recommended.

**Offers Over  
£419,950**

3 Breton Drive,  
Lisburn,  
BT28 3ZA

Viewing by  
appointment with  
& through agent  
028 9266 1700



- Detached family Home In A Cul De Sac Location within this Prestigious Modern Development
- Spacious Lounge With Attractive Feature Fireplace
- Superb Luxury Fitted Kitchen With Granite Work Surfaces and Bespoke Built in Unit Open To Dining Area / Separate Utility Room
- 3 Bedrooms Including Master With Ensuite Shower Room ( fourth converted into dressing room)
- 4th bedroom converted to walk in dresser off Master bedroom, can revert back to 4th bedroom if required
- Family Bathroom / Additional Ground Floor Cloakroom With WC
- Immaculate Presentation Throughout
- Oil Fired Central Heating
- uPVC Double Glazed Windows
- Detached Garage converted to home gym with separate heating system, tiled and insulated. Additional Driveway Parking
- Convenient To Many Amenities In Lisburn City Centre Including Leading Schools
- Within Comfortable Commuting Distance Of Belfast & Many Other Parts Of The Province Via The Motorway Network
- Viewing Highly Recommended

The Property Comprises:

## Ground Floor

ENTRANCE HALL: Hardwood door with glass 1/2 side panels, ceramic tiled floor, understairs storage, panelling.



LOUNGE: 11' 8" x 23' 9" (3.56m x 7.25m) Feature fireplace with marble mantle and granite hearth, double doors to rear.



KITCHEN/DINING/SNUG: 31' 11" x 11' 5" (9.73m x 3.49m) at widest points. Multi fuel stove with brick inset and granite hearth, bespoke built in unit, ceramic tiled floor, 5 ring gas hob, Rangemaster with electric under oven, housing for American fridge/freezer, high and low level units, ceramic tiled splashback, island with built in dishwasher, stainless steel sink unit with mixer tap, storage and breakfast bar, marble worktops, double doors to rear.





UTILITY ROOM: 6' 6" x 7' 5" (1.99m x 2.26m) Stainless steel sink unit with mixer tap, high and low level units, plumbed for washing machine, ceramic tiled splashback, ceramic tiled floor, access to rear, extractor fan.

DOWNSTAIRS W.C.: Low flush W.C., vanity wash hand basin, ceramic tiled floor.



First Floor

LANDING: Access to roofspace, hotpress.

BEDROOM (1): 13' 1" x 11' 9" (4.00m x 3.57m) Built in drawers and storage.

DRESSING ROOM: Built in wardrobes.





ENSUITE SHOWER ROOM: Large shower, floor to ceiling tiling, vanity sink unit, extractor fan, chrome heated towel rail, spotlighting.



BEDROOM (2): 8' 10" x 10' 6" (2.68m x 3.20m) Built in mirrored wardrobes.



BEDROOM (3): 11' 9" x 10' 1" (3.59m x 3.08m)



BATHROOM: Freestanding bath with corner shower unit, vanity wash hand basin with mixer tap, low flush W.C., ceramic tiled floor, spotlighting, extractor.



## Outside

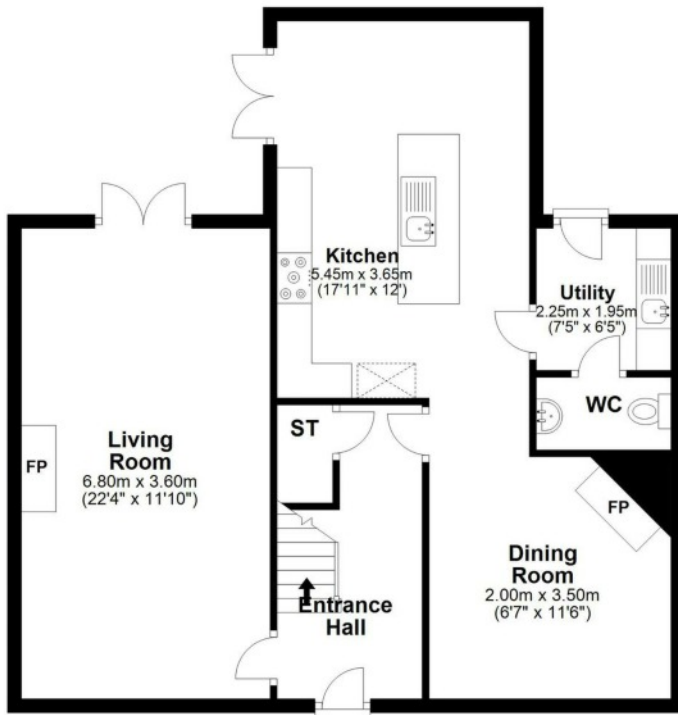
DETACHED GARAGE: 10' 6" x 17' 2" (3.21m x 5.24m) Insulated and heated.  
Gardens to rear laid in lawn with patio area.





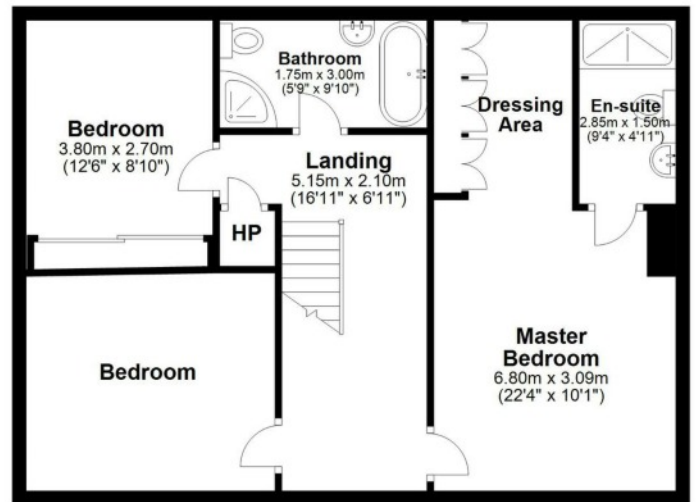
## Ground Floor

Approx. 75.3 sq. metres (810.3 sq. feet)



## First Floor

Approx. 55.5 sq. metres (597.6 sq. feet)



Total area: approx. 130.8 sq. metres (1407.9 sq. feet)

This plan is for illustrative purposes only.  
Plan produced using PlanUp.

## Location:

On entering Breton Hall, take 1st right, 2nd left, 2nd right and travel to the bottom of the hill, 3 Breton Drive is the middle house on the right.

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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