

37 KESH ROAD, MAZE, LISBURN, BT27 5RP



- A Most Impressive Detached Property Occupying A Spacious Setting Within This Highly Desirable Rural Location Convenient To Down Royal Race Course, Royal Hillsborough Village, Sprucefield And A1 Dual Carriageway
- Spacious And Well Presented Accommodation Extending To Approximately **2100** Square Feet
- Spacious Lounge With Marble Fireplace And Solid Oak Floor / Separate Family Room
- Dining Room With Solid Oak Floor And French Doors
- Games Room With Patio Doors To Rear Garden
- Kitchen/Dining Area And Utility Room
- Four Bedrooms

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	68 D
39-54	E		
21-38	F		
1-20	G		

PRICE: OFFERS IN THE REGION OF £375,000

VIEWING BY APPOINTMENT THROUGH AGENTS

REF:HG151025DL

- Luxury Bathroom With White Suite And Shower Cubicle
- Separate Shower Room On First Floor
- Spacious Front And Rear Gardens With Private Aspects
- Large Detached Double Garage / Asphalt Driveway And Parking Space
- PVC Double Glazed Windows And External Doors
- Oil Fired Central Heating System / PVC Fascias And Soffits
- Cavity Wall Insulation
- An excellent detached family home occupying a delightful setting within this ever popular and convenient location, we strongly recommend early viewing.

ACCOMMODATION:

All measurements are approximate.

ENTRANCE HALL: Solid oak floor. Open tread staircase. Recessed spotlights.

LOUNGE: 18' 5" x 13' 3" (5.62m x 4.04m)

Feature marble fireplace and hearth. Coal effect gas fire. Solid oak floor. Recessed lights. Coving. Glazed double doors to Dining room.

DINING ROOM: 13' 5" x 10' 0" (4.08m x 3.06m)

Solid oak floor. PVC double glazed French doors to rear. Recessed spotlights. Coving.

FAMILY ROOM: 13' 9" x 10' 0" (4.19m x 3.04m)

Spotlights.

KITCHEN/DINING AREA: 20' 8" x 9' 6" (6.30m x 2.90m)

Range of high and low level units. Granite effect round edge work surfaces. Inset bowl and a half single drainer stainless steel single sink unit with mixer tap. Glazed cabinets. Tiled floor. Recessed spotlights. Sun tunnel ceiling light. Under unit lighting.

UTILITY ROOM: 9' 6" x 9' 3" (2.90m x 2.82m)

Range of built in units. Inset single drainer stainless steel sink unit. Plumbed for washing machine. Access to Games room.

GAMES ROOM:

19' 3" x 12' 0" (5.87m x 3.66m)

Double glazed double doors to rear garden Laminated timber floor.



BEDROOM (1): 14' 2" x 13' 6" (4.33m x 4.11m)

Measurements taken to include range of built in robes with sliding doors.

LUXURY BATHROOM: Contemporary white suite. Free standing bath tub. Mixer tap. Tiled shower cubicle with Mira sport electric shower. Built in units with semi recessed wash hand basin. Mixer tap. WC with concealed cistern. Chrome finish heated towel rail. Tiled floor. Recessed spotlights.



FIRST FLOOR

SPACIOUS LANDING

BEDROOM (2): 13' 3" x 12' 2" (4.03m x 3.72m)

Laminated timber floor. Eaves storage.

BEDROOM (3): 12' 2" x 9' 3" (3.70m x 2.83m)

Laminated timber floor. Velux window. Access to Store room.

BEDROOM (4): 8' 0" x 6' 10" (2.45m x 2.09m)

Laminated timber floor. Velux window.

TILED SHOWER ROOM: Shower cubicle with Mira sport electric shower. Vanity unit with wash hand basin. Mixer tap. Close couple low level flush wc. Tiled walls and tiled floor. Velux window.



OUTSIDE: Spacious rural setting with private aspects laid in lawns with mature trees and shrubs. Asphalt driveway and parking areas. PVC oil storage tank. Outside tap and lights.

LARGE DETACHED GARAGE: 27' 5" x 18' 11" (8.35m x 5.76m)

Remote control roller shutter door (newly installed 2025) Light and power. Oil fired boiler.

TENURE: We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.



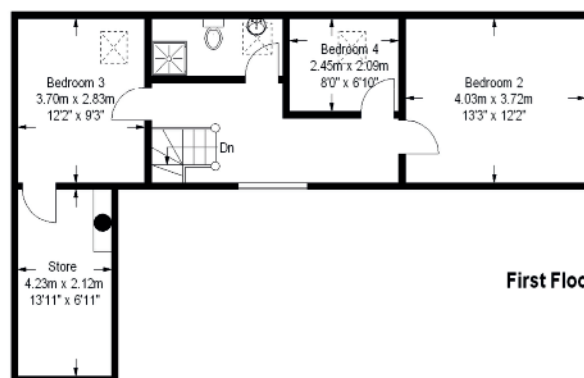
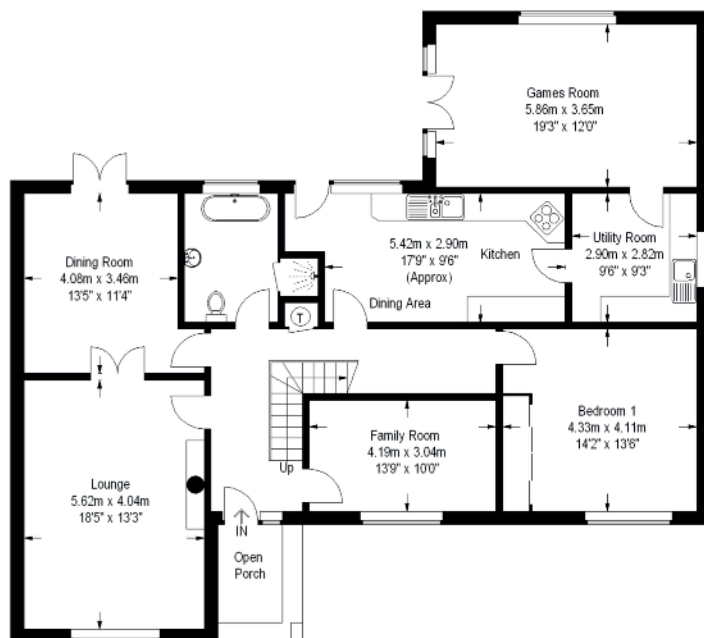
RATES PAYABLE: For period April 2025 to March 2026 £2,274.50

DIRECTIONS: From A1 dual carriageway turn into Moira Road, turn right into Trench Road and follow signs for Down Royal Race Course, continue into Kesh Road, number 37 is on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



Approximate Gross Internal Area
Ground Floor = 142 sq m / 1528 sq ft
First Floor = 56 sq m / 603 sq ft
Total = 198 sq m / 2131 sq ft



First Floor

Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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