



21 THE PADDOCK, LISBURN, BT28 2YD



- An Exceptionally Well Presented And Extended Detached Property Occupying A Prime End Of Cul De Sac Setting Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities And Local Schools For All Ages
- Entrance Hall With Panelled Entrance Door And Laminated Timber Floor
- Cloakroom With Low Flush Suite
- Lounge With Mahogany And Tiled Fireplace / Family Room With Laminated Timber Floor
- Dining Area With Laminated Timber Floor / Living Area With Brick Built Fireplace With Large Gas Stove
- Kitchen With Integrated Appliances / Rear Hall With Double Glazed Door To Rear Patio Area And Garden
- Four Bedrooms (One With Shower Room En Suite / Three With Built In Storage)

PRICE: OFFERS OVER £330,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D63

REF: DL02042699SR

- Bathroom With White Suite Including Freestanding Bath Tub
 - Part Floored Roofspace With Slingsby Style Ladder
 - Front Garden Laid In Lawn With Tarmac Driveway And Parking Area / Enclosed Rear Garden Laid In Lawn With Covered Paved Patio Area
 - Detached Garage With Roller Shutter Door
 - Gas Fired Central Heating System
 - PVC Double Glazed Windows
- ACCOMMODATION** Measurements are approximate

ENTRANCE HALL: Panelled entrance door with double glazed side panels and fanlight window. Laminated timber floor.

CLOAKROOM: Low flush suite. Vanity unit with wash hand basin and mono style mixer tap. Concealed low flush wc. Laminated timber floor.

LOUNGE:

14' 4" x 11' 1" (4.38m x 3.37m)

Mahogany and tiled fireplace with coal effect gas fire. Laminated timber floor. Double glazed double doors through to dining area.



FAMILY ROOM:

9' 5" x 8' 10" (2.87m x 2.69m)

Laminated timber floor.



DINING AREA:

11' 1" x 7' 10" (3.37m x 2.39m)

Open plan to living area. Open plan to rear hall. Laminated timber floor.



LIVING AREA:

13' 6" x 11' 8" (4.11m x 3.56m)

Brick built fireplace with large coal effect gas stove. Laminated timber floor. Open plan to dining area. PVC double glazed double doors to rear garden and patio area.

KITCHEN WITH INTEGRATED APPLIANCES:

12' 11" x 8' 8" (3.93m x 2.65m)

Range of high and low level units. Wood grain effect round edge work surfaces. Integrated Samsung oven. Integrated Samsung microwave. Integrated Premier range five ring gas hob. Integrated Samsung television. Extractor unit in black stainless steel canopy. Fridge freezer. Bowl and a half single drainer ceramic sink unit with mono style mixer tap. Under unit lighting. Part tiled walls. Laminated timber floor. Open plan to rear hall.



REAR HALL:

Double glazed door to rear patio area and garden. Laminated timber floor. Recessed spotlights. Open plan to dining area. Open plan to kitchen.

FIRST FLOOR

BEDROOM (1):

12' 1" x 10' 8" (3.68m x 3.26m)

Laminated timber floor. Recessed spotlights.



SHOWER ROOM EN SUITE:

Large shower cubicle with thermostatic shower and drencher head. Large vanity unit with oak work top and large wash hand basin with mono style mixer tap. Concealed low flush wc. Chrome finish heated towel rail. Part tiled walls. Tiled floor. Recessed spotlights.



BEDROOM (2):

10' 5" x 10' 2" (3.17m x 3.10m)

Measurements to include built in storage with fitted interior. Laminated timber floor. Recessed spotlights.

BEDROOM (3):

12' 2" x 8' 10" (3.71m x 2.70m)

Measurements to include range of built in robes with fitted interior and sliding mirror doors. Laminated timber floor. Recessed spotlights.



BEDROOM (4):

8' 10" x 6' 10" (2.69m x 2.08m)

Measurements to include built in cupboards.

BATHROOM:

White suite. Freestanding bath tub with centre mount mixer tap and shower attachment. Pedestal wash hand basin. Close couple low flush wc. Part tiled walls. Solid wood floor. Separate large storage cupboard on landing.



ROOFSPACE:

Slingsby style ladder. Part floored. Light.

OUTSIDE

Front garden laid in lawn with tarmac driveway and parking area. Enclosed rear garden laid in lawn with covered paved patio area. Raised flower beds with shrubbery. Paved path to side. Large garden shed. Outside tap and light. Enclosed area for bin storage. Large storage bin.

DETACHED GARAGE:

19' 6" x 12' 0" (5.95m x 3.67m)

Roller shutter door. Light and power. Worcester gas fired boiler. Range of high and low level units. Granite effect round edge work surfaces. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine.



TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £30. Where possible we have requested further information from the vendors solicitor and we recommend the purchaser and their solicitor verify the details.

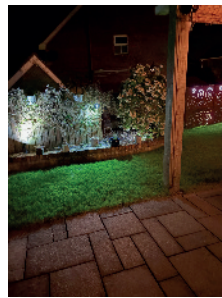
RATES PAYABLE:

For period April 2026 to March 2027 £1,638.00

DIRECTIONS

From Knockmore Road turn onto Limetree Avenue. Turn right into The Paddock. Follow the road to the end of the cul de sac. Number 21 is on the left.

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	68 D
39-54	E		
21-38	F		
1-20	G		

21 The Paddock

Approximate Gross Internal Area = 130.7 sq m / 1406 sq ft
 Detached Garage = 21.7 sq m / 233 sq ft
 Total = 152.4 sq m / 1639 sq ft

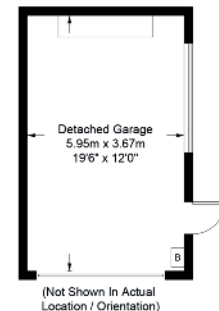
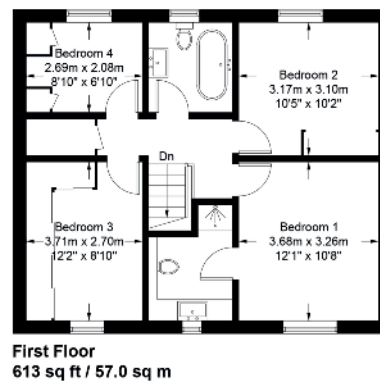
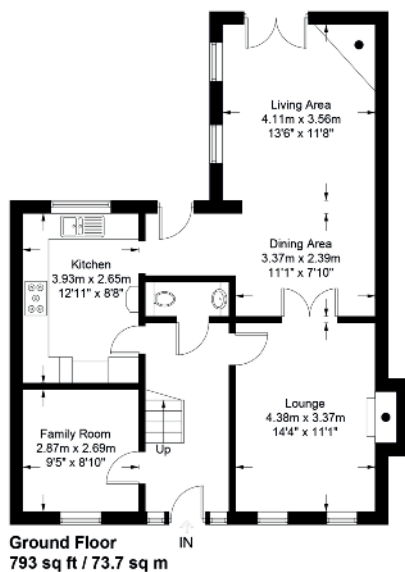


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