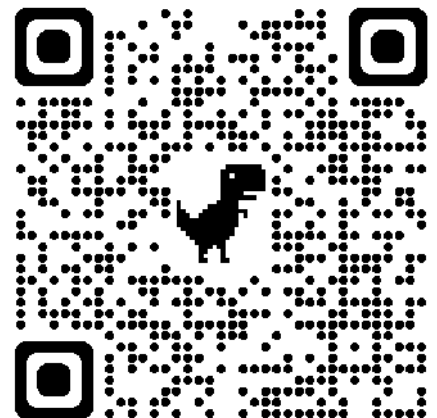




**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**11 LAMBERT RISE | Dundonald**  
**OFFERS AROUND £375,000**

**Scan for Property Details  
and to Arrange a Viewing**







**Offers Around £375,000**  
Detached  
4 Bedrooms  
2 Receptions

## Property Features

- Beautifully Presented Spacious Detached Family Home
- Quiet Cul-de-sac Location
- Elevated Views
- Spacious Lounge and Living Room
- Open Plan Kitchen/Dining Room with Bespoke Fitted Kitchen with Range of Integrated Appliances
- Separate Utility Room
- Four Double Bedrooms
- Large Principal Bedroom with En Suite Shower Room
- Family Bathroom Suite
- uPVC Double Glazing
- Oil Fired Central Heating
- Front Garden Laid in Lawns
- Spacious Driveway to Detached Double Garage
- Well Tended Front and Magnificent Rear Gardens with Southerly Aspect, Excellent Views and Privacy, Ideal for Outdoor Entertaining or Children at Play
- Within the Catchment Area to a Range of Leading Schools
- Convenient to Ulster Hospital, Stormont Parliament Buildings and David Lloyd Sports Complex

• Proven Track Record for Strong Demand



# Accommodation

## Ground Floor

Generous Reception Hall

Living Room  
16'1" x 13'9"

Lounge  
17'2" x 13'10"

Downstairs WC

Kitchen/Dining  
31'7" x 11'11"

Utility Room  
9'5" x 5'7"

## First Floor

Landing

Principal Bedroom  
20'10" x 13'10"  
Ensuite Bathroom

Bedroom Two  
16'1" x 13'8"

Bedroom Three  
13'9" x 11'11"

Bedroom Four  
10'10" x 9'7"

Family Bathroom

## Outside

Detached Double  
Garage

Ample Driveway Parking

Front Garden Laid In  
Lawn

Rear Garden Laid In  
Lawns With Patio Areas

For more information  
and photographs  
regarding the  
accommodation in this  
property, please visit:

[johnminnis.co.uk](http://johnminnis.co.uk)



"Occupying a prime site with excellent views and delightful rear garden. this home represents the ideal opportunity to the family seeking a bright and spacious home where tasteful internal decor combines with generous proportions, creating a property ideal for the lifestyle of today's busy family. "





# Directions

Travelling out of Dundonald village along the Upper Newtownards Road turn left at the traffic lights into Dunlady Road. Turn right into Lambert Avenue then left into Lambert Rise. Turn left again and Number 11 is located on the right hand side.



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

## Awards & Recognition



THE SUNDAY TIMES  
THE IRISH TIMES

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(01 - 20) <b>G</b>		
Not energy efficient - higher running costs		
	62	63

## North Down / Holywood Branch

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