

For Sale

Asking Price: £650,000

SimonBrien



10 Governors Gate Meadow
Hillsborough
County Down
BT26 6FY

simonbrien.com



We are pleased to offer to the market this elegant detached residence, located in Hillsborough's exclusive development at Governors Gate with outstanding countryside views.

The accommodation layout has open plan living in mind and the ground floor level comprises a beautiful reception hall, downstairs cloakroom and a spacious magnificent open plan kitchen / dining / living room with a sunroom off it.

The first floor accommodation includes the luxuriously appointed master bedroom with contemporary ensuite. There are three further bedrooms with an ensuite and contemporary family bathroom.

Outside landscaped gardens surround this elegant property to front, side and rear, which are enclosed by mature border hedging backing on to open countryside fields. The property is on a double plot with enclosed parking leading to the attached double garage.

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

A service charge of £278.62 per annum (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.



Accommodation

Open entrance porch

Reclaimed cast iron pillars.

Reception hall

French oak engineered floor. Recessed spotlights. Feature staircase to gallery landing. Storage under stairs with push control doors.

Cloakroom

Low flush suite. WC with concealed cistern. Vanity unit with ceramic wash bowl and mixer tap. French oak engineered floor. Recessed spotlights.

Living Room

23'1" x 14' (7.04m x 4.27m):

Stovax wood burning fire with polished granite hearth. French oak engineered floor. Range of built in units. Recessed spotlights. Open plan to dining area and kitchen

Luxury fitted kitchen and dining area

29'6" x 14'4" (9m x 4.37m):

Measurement taken to widest points. Range of high and low level units and matching island unit with ceramic countertops. Two stainless steel undermounted sinks with mixer taps and one with waste disposal unit. Full length dining bar and island unit. Siemens integrated Pyrolytic oven and matching combo with microwave. Warming drawer. Integrated fridge freezer. Integrated dishwasher. Siemens induction touch control hob. Extractor hood in stainless steel canopy above. French oak engineered floor.

Rear Hall

Built in cloaks storage. Access to garage.

Spacious sun room

10'2" x 6'10" (3.1m x 2.08m):

French oak engineered floor. PVC double glazed door leading to patio and rear garden. Pleasant and private aspects over rear garden and open countryside.

First floor

Master Bedroom

16'11" x 16' (5.16m x 4.88m):

Extensive range of built in robes. Pleasant aspects over rear gardens and countryside.





Spacious and luxury bathroom ensuite

Walk in shower enclosure with thermostatic shower and drencher head. Free standing ceramic bath tub with mixer tap. Vanity unit with ceramic wash bowl and mixer tap. WC with concealed cistern. Two chrome finish heated towel rails. Porcelain tiled floor with electric under floor heating. Recessed spotlights.

Bedroom 2

19'3" x 13'1" (5.87m x 4m):

Oak floor. Pleasant aspects to front and rear.

Bedroom 3

13'6" x 12'6" (4.11m x 3.8m):

Measurement to include range of built in robes.

Luxury shower room ensuite

Shower cubicle with thermostatic shower and drencher head. Vanity unit with wash hand basin and mono style mixer tap and tiled splashback. WC with concealed cistern. Chrome finish heated towel rail. Limed oak effect tiled floor. Recessed spotlights.

Bedroom 4

12'3" x 9' (3.73m x 2.74m):

Aspects over rear garden and open countryside.

Recessed spotlights.

Luxury bathroom

White suite. Bath with tiled panel and surround. Vanity unit with wash hand basin and mono style mixer tap with tiled splashback. WC with concealed cistern. Chrome finish heated towel rail. Tiled floor. Recessed spotlights.

Outside

Extensive cul de sac setting laid in lawns and well stocked beds with mature trees and shrubs. Paved patio area and paths with Sandstone paving. Spacious parking and turning area with remote control gated entrance. Water taps and outside lighting.

Attached double garage

19'3" x 18'11" (5.87m x 5.77m):

Remote control up and over door. Plaster finish walls and ceiling. Light and power. Tiled floor. Condensing type oil fired boiler. Utility area with built in units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine.



Special Features & Services

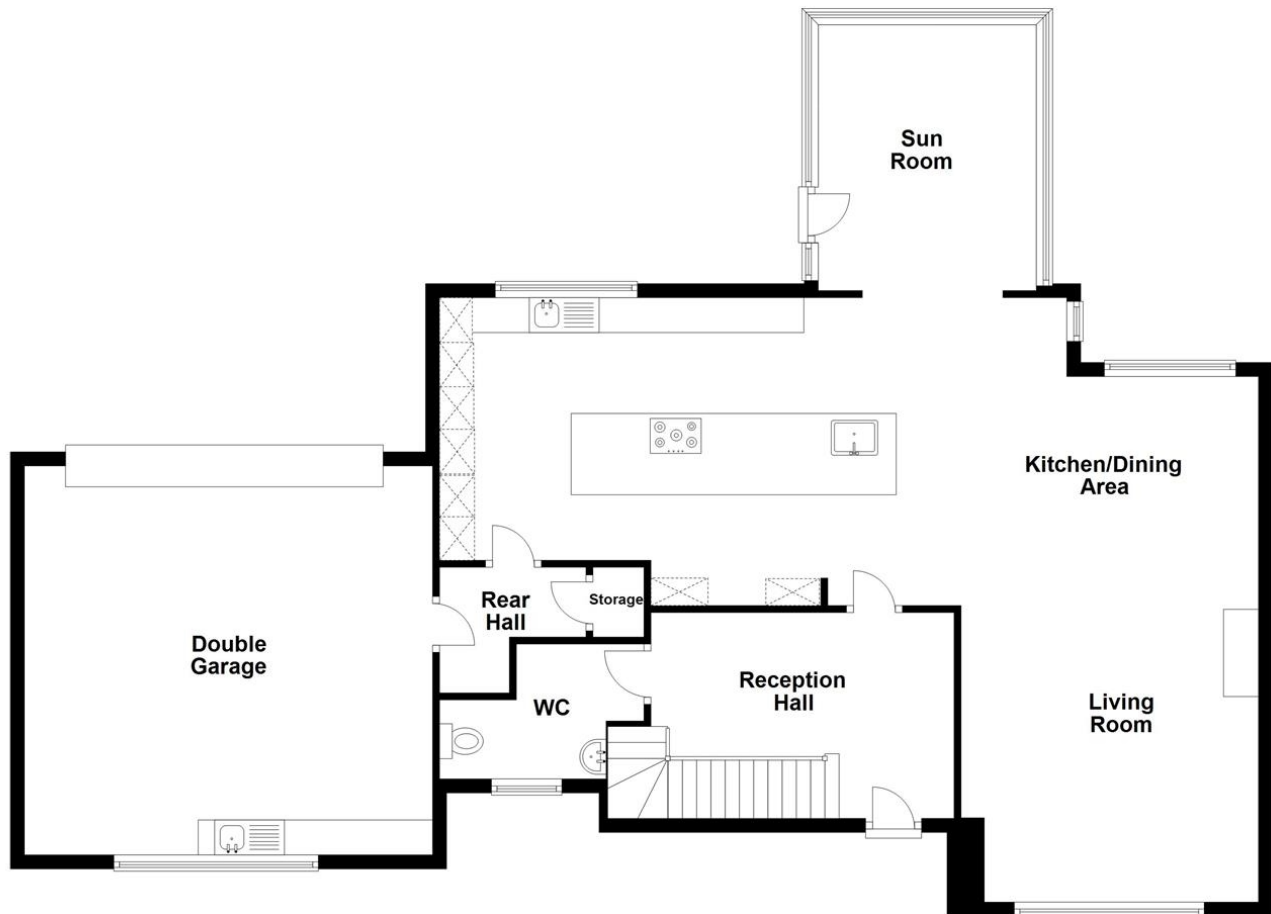
- Magnificently Appointed Detached Residence Finished To A Superb Specification And Standard Throughout
- Spacious Cul De Sac Setting With Private Aspects Over Fields To Rear
- Reception Hall With French Oak Floor And Feature Staircase
- Luxury Fitted Bespoke Kitchen By Interior 360 With Range Of Integrated Siemens Appliances Open Plan To Dining Area Which Leads To
- Spacious Living Room With Stovax Wood Burning Fire And French Oak Floor
- Large Sun Room With Private Aspects Over Rear Garden And Fields To Rear
- Four Good Sized Bedrooms (Two With Modern En Suite)
- Master Bedroom With Excellent Range Of Built In Units And Spacious Bathroom En Suite With Freestanding Bathtub And Walk In Shower Enclosure
- Luxury Main Bathroom
- Spacious Enclosed Rear Gardens Laid In Lawns With Private Outlook Over Fields And Southerly Aspect
- Attached Double Garage With Remote Control Up And Over Door And Utility Area
- Spacious Driveway And Parking Area With Remote Control Gated Entranc
- Oil Fired Central Heating System With Condensing Type Boiler And Underfloor To Ground Floor
- Solid Concrete Floors To First Floor / Alarm System
- 5 Minutes To Hillsborough Castle/Heath Centre/Post Office/Restaurants / Hillsborough Forest and Lake Walk
- 10 Minutes Drive To Sprucefield With M&S And Sainsburys







Ground Floor



Disclaimer: Plans are for illustrative purposes only.
Plan produced using PlanUp.

10 Governors Gate Meadow, Hillsborough

VALUER

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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