

4 Walkers Farm,
Hillsborough, BT26 6RQ



Asking Price £399,950

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Stunning Detached Residence on A Private Landscape Site
- Offering Four Well-Proportioned Bedrooms (Master Bedroom With Ensuite Shower Room)
- Living Room With Feature Fireplace
- Dining Room
- Stylish Luxury Fitted Kitchen With Central Island & Granite Work Surfaces Open Plan To Dining / Living Area
- Separate Utility Room
- Downstairs Cloakroom
- uPVC Double Glazing
- Oil Fired Central Heating
- Excellent Contemporary White Bathroom Suite With Freestanding Bath
- Integral Garage
- Flagged Patio Leading To Garden In Lawn To Rear
- Tarmac Driveway
- Convenient To Picturesque Hillsborough Village
- Close To A1, Sprucefield, Belfast & Lisburn
- Located Within Easy Reach Of Local Schools & Public Transport

SUMMARY

This stunning detached residence comes onto the market and will no doubt create an immediate interest with those seeking a quality home on a private landscaped site with a fine Hillsborough address.

This superb home offers generous accommodation throughout to include; entrance hall, downstairs cloakroom, dining room, living room with feature fireplace, kitchen with casual dining area / living area. On the first floor, excellent bedroom accommodation can be found to include; four well-proportioned bedrooms with master bedroom offering an ensuite shower room, also on the first floor is an excellent contemporary white bathroom with freestanding bath.

Set in this private development, No. 4 Walkers Farm will appeal to those seeking a fine Hillsborough address in a popular residential locality. All-in-all, we would expect strong interest in this fine home, and early viewing is a must!



ACCOMMODATION

GROUND FLOOR

RECEPTION HALL:

PVC front door.

CLOAKROOM:

Wash hand basin and WC. Tiled floor.

LOUNGE:

16' 1" x 14' 9" (4.9m x 4.5m)

Feature fireplace with slate hearth and gas fire inset. Downlighters. Corniced ceiling.

DINING ROOM:

12' 2" x 12' 2" (3.71m x 3.71m)

Downlighters. Corniced ceiling.



KITCHEN / DINING / FAMILY AREA:

20' 4" x 18' 4" (6.2m x 5.59m)

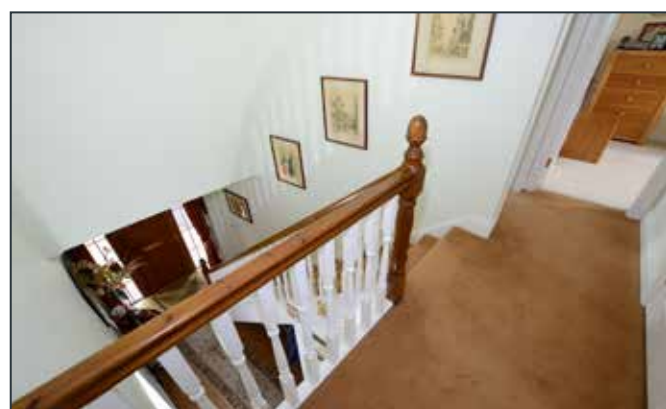
Range of high and low level units with granite work surfaces. Stainless steel sink unit with mixer taps. Bosch ceramic hob with stainless steel extractor over. Built-in double oven and microwave. Integrated dishwasher. Space for American style fridge/freezer. Island unit with breakfast bar. Downlighters. PVC patio doors.

UTILITY ROOM:

8' 2" x 4' 11" (2.49m x 1.5m)

Range of high and low level units. Plumbed for washing machine. Space for tumble dryer. Tiled floor.





FIRST FLOOR

LANDING:

Hot press. Downlighters.

MASTER BEDROOM:

15' 9" x 14' 9" (4.8m x 4.5m)

ENSUITE SHOWER ROOM:

Corner shower cubicle. Vanity wash hand basin with mixer tap and drawer below. Hang on wall WC. Fully tiled floor and walls.





BEDROOM (2):
14' 5" x 12' 6" (4.39m x 3.81m)

Built-in wardrobe.

BEDROOM (3):
12' 6" x 12' 2" (3.81m x 3.71m)

BEDROOM (4):
12' 2" x 10' 2" (3.71m x 3.1m)

Built-in wardrobe.

BATHROOM:

Tile panelled bath. Hang of wall WC. Vanity wash hand basin with mixer tap and cupboards below. Corner shower cubicle. Heated towel radiator. Partially tiled walls. Tiled floor.

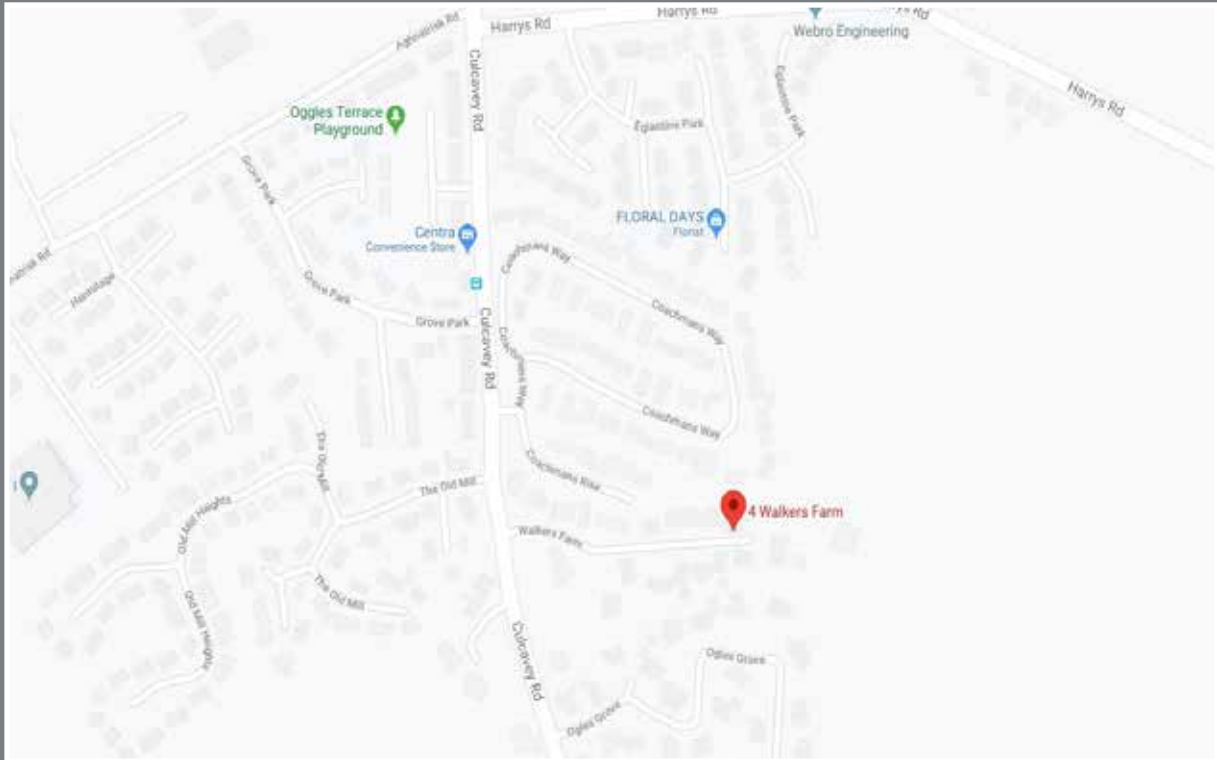
OUTSIDE

Tarmac driveway to front. Flagged patio area leading to garden in lawn to the rear.





Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com

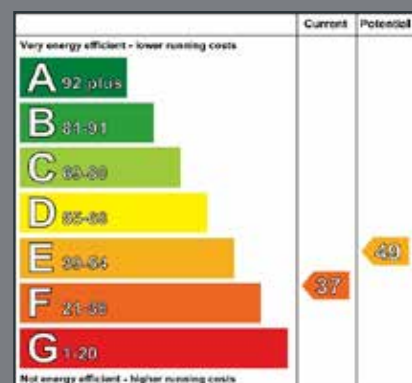


Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/G/20/SO



EPC REF: 9481-0423-7020-6057-2906

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.