

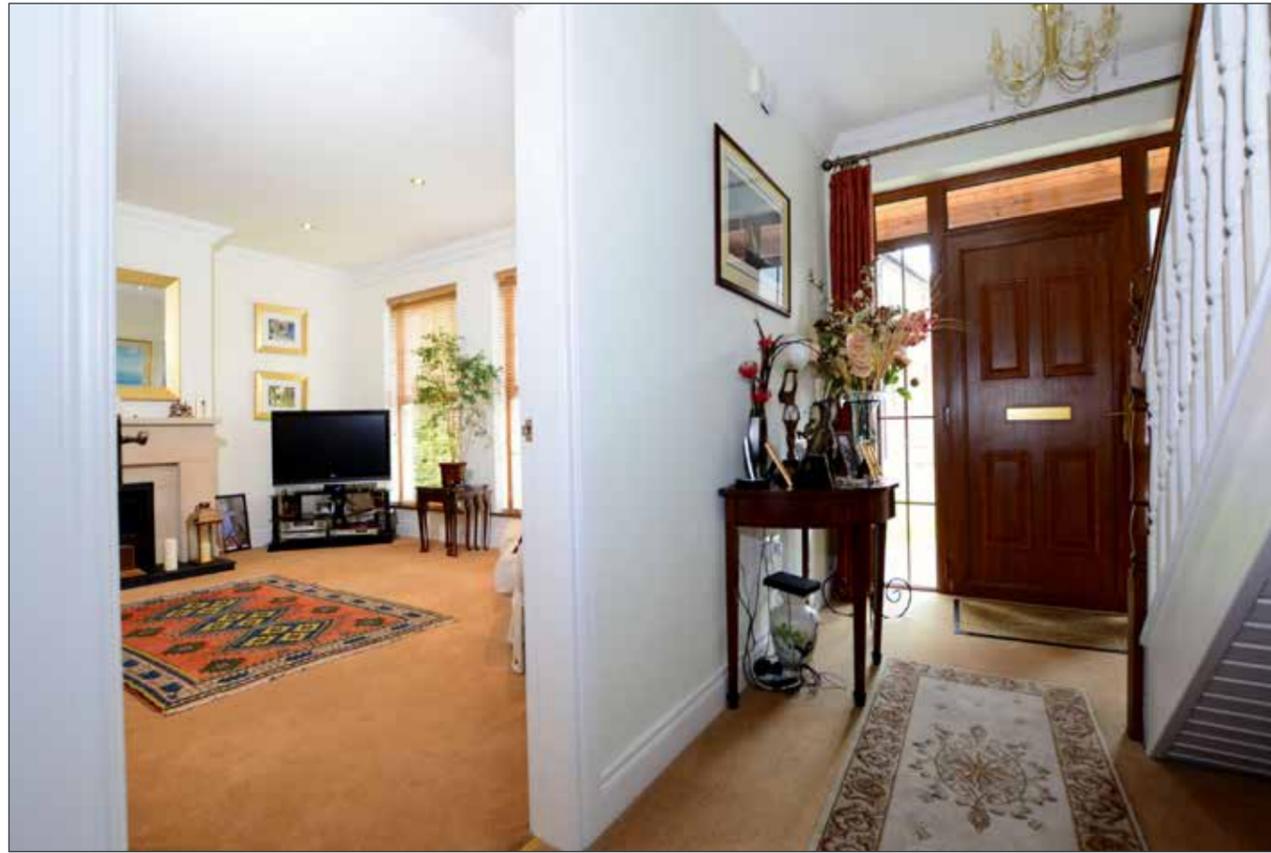
simon**BRIEN**  
RESIDENTIAL

4 Walkers Farm,  
Hillsborough, BT26 6RQ



Asking Price £399,950

Telephone 02890 668888  
[www.simonbrien.com](http://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.

**INTEGRAL GARAGE:**





**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)

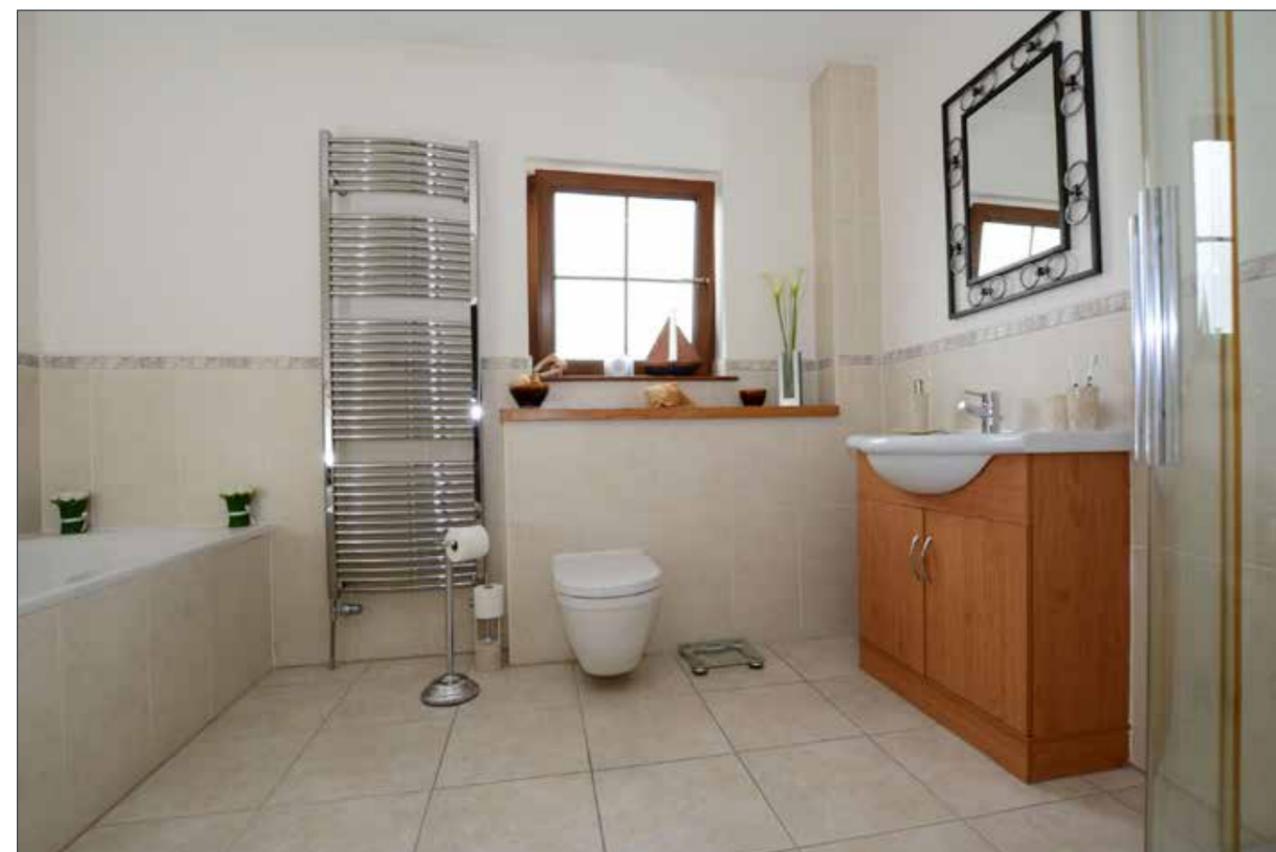
Built-in wardrobe.

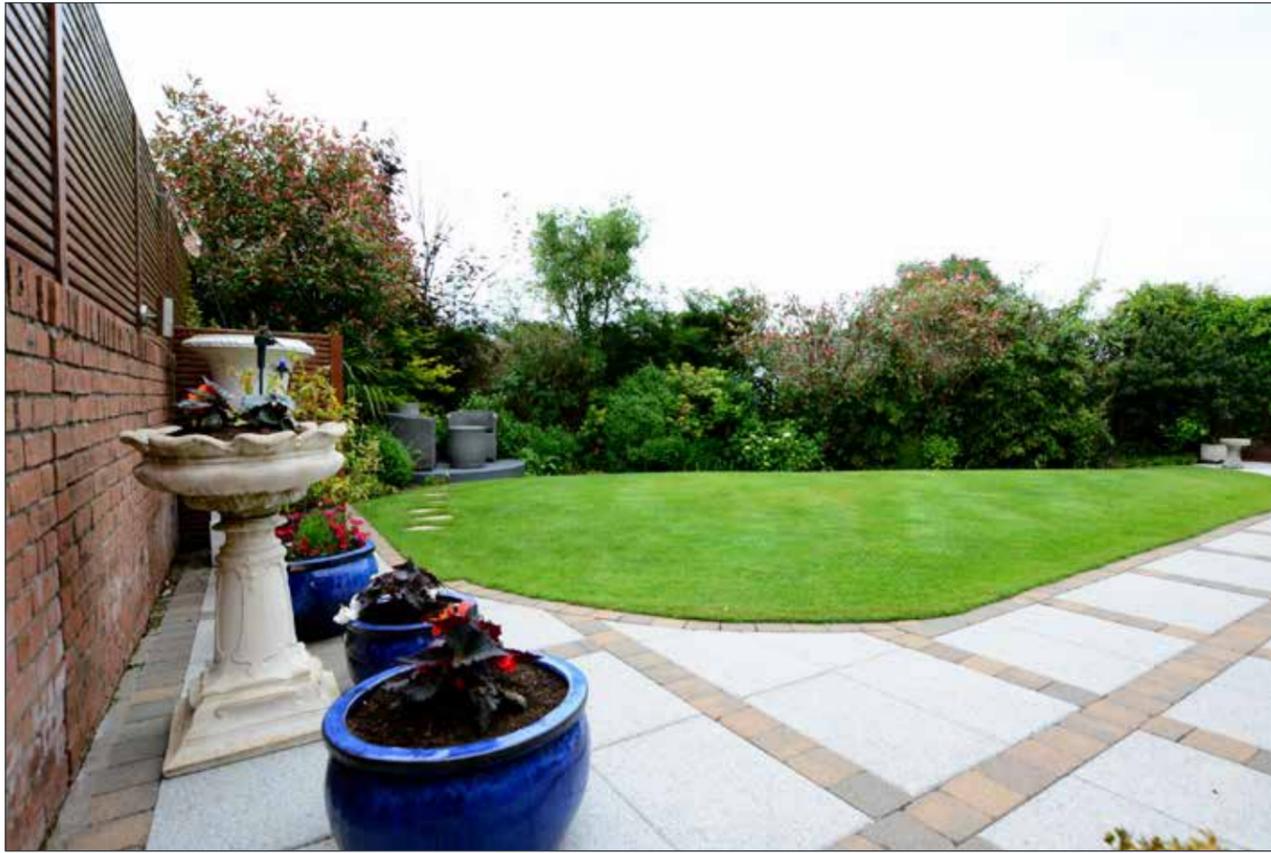
**BATHROOM:**

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.

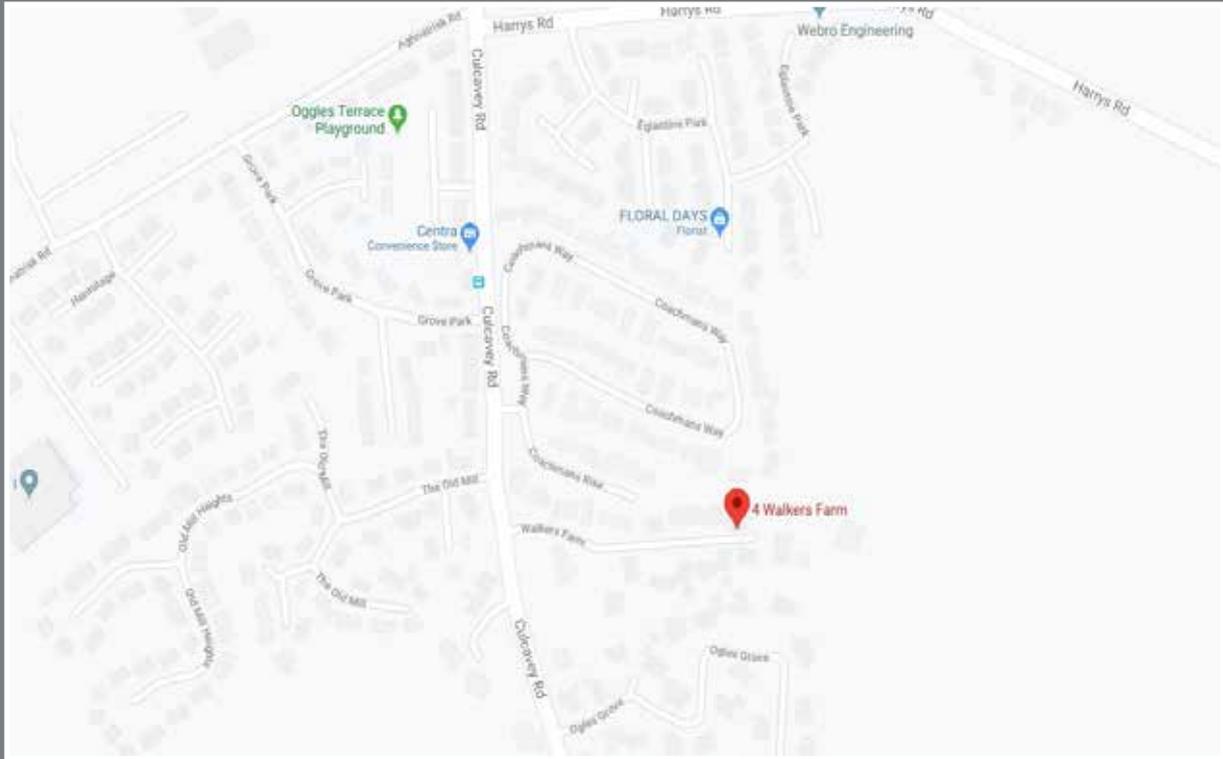
**OUTSIDE**

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](http://www.simonbrien.com)

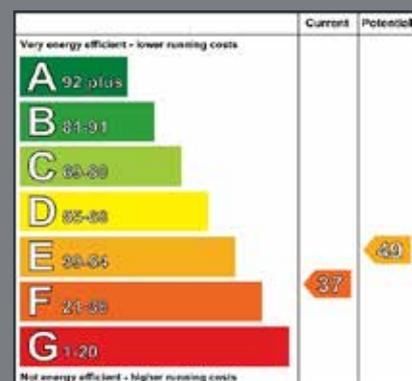


## Lettings Department

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REF: RL/G/20/SO



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