



## **7 EGLANTINE CLOSE, CULCAVY, HILLSBOROUGH, BT26 6GF**

- An Exceptionally Well Presented Semi Detached Property Occupying A Spacious End Cul De Sac Setting Within This Exclusive And Private Residential Location In Close Proximity To Hillsborough And Sprucefield
- Entrance Hall With Golden Oak Effect PVC Double Glazed Entrance Door And Tiled Floor
- Cloakroom With Low Flush Suite
- Lounge With Wooden And Granite Fireplace And Oak Effect Laminated Timber Floor
- Separate Family Room With Golden Oak Effect PVC Double Glazed Sliding Patio Door
- Kitchen/Dining Area With Integrated Oven And Hob / Utility Room
- Four Spacious Bedrooms (One With Shower Room En Suite)
- Bathroom With White Suite

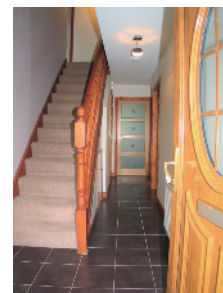
**PRICE: OFFERS IN THE REGION OF £220,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D65**

**REF: MKI70920SR**

- Enclosed And Private Rear Patio Garden Laid In Paving / Enclosed Garden And Paved Patio Area To Side With Private Aspect Over Fields
- Garden To Front Laid In Lawn With Spacious Tarmac Driveway
- Integral Garage With Roller Shutter Door
- Oil Fired Central Heating System
- Golden Oak Effect PVC Double Glazed Windows And External Doors
- PVC Fascias And Soffits / Alarm System



**ACCOMMODATION** Measurements are approximate

## OPEN PORCH AREA

### ENTRANCE HALL:

Golden Oak effect PVC double glazed entrance door with side panel. Tiled floor. Storage under stairs.



### CLOAKROOM:

Low flush suite. Pedestal wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Tiled floor.



### LOUNGE:

**13' 11" x 11' 1" (4.23m x 3.38m)**

Wooden and granite fireplace with open fire. Oak effect laminated timber floor.

### FAMILY ROOM:

**10' 5" x 9' 9" (3.18m x 2.97m)**

Oak effect laminated timber floor. Golden Oak effect PVC double glazed sliding patio door to rear patio area.



### KITCHEN/DINING AREA WITH INTEGRATED OVEN AND HOB:

**17' 5" x 10' 11" (5.30m x 3.33m)**

Measurements taken to widest points. Range of high and low level units. Granite effect round edge work surfaces. Integrated oven. Integrated hob (damaged). Extractor unit in stainless steel canopy. Bowl and a half single drainer stainless steel sink unit with mixer tap. Plumbed for dishwasher. Under unit lighting. Part tiled walls. Tiled floor. Recessed spotlights.

### UTILITY ROOM:

**9' 9" x 5' 5" (2.96m x 1.64m)**

Granite effect round edge work surface. Plumbed for washing machine. Space for tumble dryer. Single drainer stainless steel sink unit with mixer tap. Tiled floor. Golden Oak effect PVC double glazed door to side. Access to integral garage.



## FIRST FLOOR

**BEDROOM (1):**  
13' 11" x 11' 1" (4.25m x 3.38m)

### SHOWER ROOM EN SUITE:

Shower cubicle with thermostatic shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Heated towel rail. Recessed spotlights. Velux roof window. Tiled floor.



**BEDROOM (2):**  
18' 3" x 10' 3" (5.56m x 3.13m)  
Measurements taken into sloping ceiling.



**BEDROOM (3):**  
14' 8" x 10' 4" (4.48m x 3.15m)  
Measurements taken to widest points and into sloping ceiling. Oak effect laminated timber floor. Under eave storage. Velux roof window.



**BEDROOM (4):**  
10' 4" x 9' 10" (3.15m x 2.99m)  
Oak effect laminated timber floor.



### BATHROOM:

White suite. Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mono style mixer tap. Close couple low flush WC. Velux roof window. Part tiled walls. Tiled floor. Recessed spotlights. Separate hotpress.



## OUTSIDE

Enclosed and private rear patio garden laid in paving. Raised flowerbeds with mature shrubbery and trees. Outside tap and light. PVC oil storage tank. Enclosed garden to side laid in lawn with paved patio area. Garden to front laid in lawn with spacious tarmac driveway.

**INTEGRAL GARAGE:**  
18' 4" x 9' 9" (5.60m x 2.96m)  
Roller shutter door. Light and power. Oil fired boiler.



## TENURE:

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

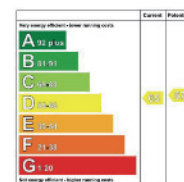
## RATES PAYABLE:

For period April 2020 to March 2021 £1,159.80

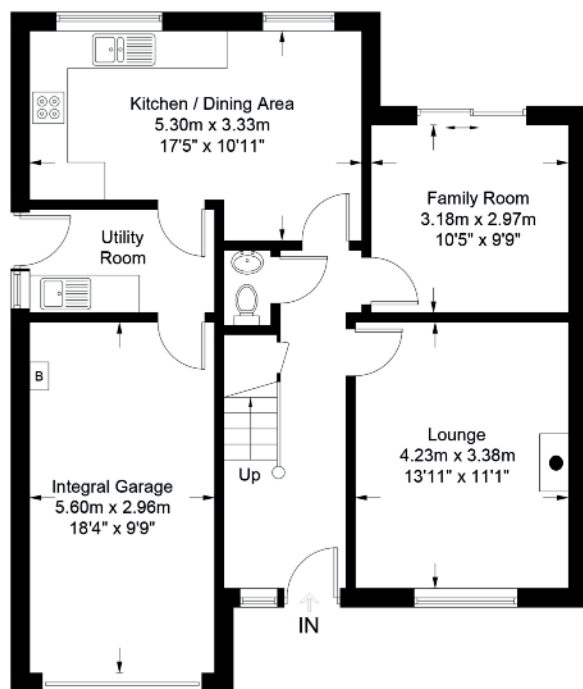
## DIRECTIONS

From Harrys road turn into Eglantine Park. At the end of the road turn right then left. Continue into Eglantine Close. Number 7 is at the end of the cul de sac.

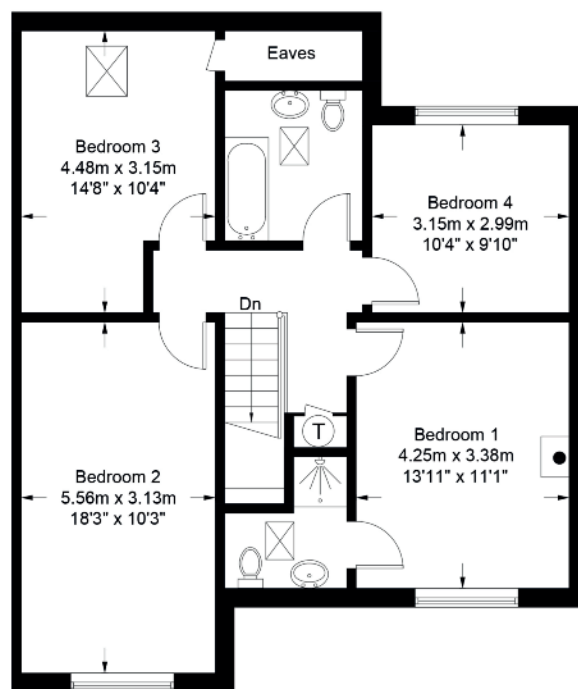
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



7 Eglantine Close



Ground Floor



First Floor

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

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