



5 GOVERNORS GATE MANOR, ROYAL HILLSBOROUGH, BT26 6FZ



- A Most Impressive And Well Presented Semi Detached Property Occupying A Prime Cul De Sac Setting Within This Exclusive And Highly Desirable Location Close To Hillsborough Village Centre
- Spacious Family Accommodation Extending To Approximately **1725 Square Feet**
- Lounge With Cast Iron Fireplace And Coal Effect Gas Fire
- Separate Family Room
- Spacious And Luxury Fitted Kitchen With Open Plan Living/Dining Area With French Doors To South Facing Patio
- Utility Room With Adjoining Cloakroom With Low Flush Suite
- Four Good Sized Bedrooms (One With Luxury Shower Room En Suite)
- Luxury Bathroom With White Suite To Include Corner Bath And Shower Cubicle

PRICE: OFFERS IN THE REGION OF £399,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C70

REF:DL220124HG

- South Facing And Enclosed Rear Garden And Patio Area
- Detached Garage And Tarmac Parking Area For 3 Cars
- Oil Fired Central Heating System (Underfloor To Ground Floor)
- Solid Concrete Floors To First Floor / Alarm System Installed
- PVC Double Glazed Windows
- Excellent C70 Energy Efficiency Rating For Reduced Running Costs
- A most outstanding family home, we strongly recommend early viewing

ACCOMMODATION:

Measurements are approximate

ENTRANCE HALL: Stone effect tiled floor.

LOUNGE:

4.37m (14'4") x 3.57m (11'9")

Cast iron fireplace and polished granite hearth. Coal effect gas fire.

FAMILY ROOM:

3.96m (13'0") x 3.27m (10'9")

Adjoining store with oil fired boiler.

LUXURY FITTED AND SPACIOUS KITCHEN/DINING AREA:

7.51m (24'8") x 3.96m (13'0")

Measurements taken to widest points. Range of high and low level units. Quartz worktops and splashbacks. Bowl and a half stainless steel sink unit. Swan neck mixer tap. Britannia range style cooker with six gas hobs. Integrated dishwasher. Integrated fridge freezer. Stone effect tiled floor. PVC double glazed patio doors leading to south facing rear garden. Period style fireplace with cast iron inset and slate hearth. Coal effect gas fire. Recessed spotlights.

UTILITY ROOM:

Single drainer stainless steel sink unit. Mono style mixer tap. Stone effect tiled floor. Recessed spotlights.

CLOAKROOM:

Low flush suite. Close couple low flush wc. Wash hand basin with mono style mixer tap. Tiled floor. Recessed spotlights.



FIRST FLOOR

BEDROOM (1):
4.50m (14'9") x 3.76m (12'4")
Recessed spotlights.



SPACIOUS LUXURY SHOWER

ROOM ENSUITE: Walk in shower enclosure with thermostatic shower and drencher head. Wash hand basin with mono style mixer tap. Bathroom cabinet with mirror doors. Close couple low flush wc. Lined oak effect tiled floor. Tiled floor. Chrome finish heated towel rail.



BEDROOM (2): 4.27m (14'0") x 3.57m (11'9")
Recessed spotlights.



BEDROOM (3): 4.42m (14'6") x 2.98m (9'9")
Recessed spotlights.



BEDROOM (4): 2.98m (9'9") x 2.50m (8'2")

LUXURY BATHROOM WITH WHITE SUITE: Corner bath with mixer tap and shower attachment. Shower cubicle with thermostatic shower. Wash hand basin with mono style mixer tap. Bathroom cabinet with mirror door. Close couple low flush wc. Recessed spotlights. Tiled floor. Separate hot press. Aluminium extending ladder to floored roof space with light.



OUTSIDE: Cul-de-sac setting. Front garden laid in lawn. Tarmac parking area for three cars. South facing and enclosed rear garden laid in lawn and paved patio area. Outside tap and light.

DETACHED GARAGE: 5.60m (18'4") x 3.00m (9'10")

Up and over door. Light and power. Plaster finish walls and ceiling. PVC pedestrian door.

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 2023 to March 2024 £2049.67

SERVICE CHARGE: A service charge of £20.19 per month (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

DIRECTIONS: From Ballynahinch Road turn into Governors Bridge Road and continue over the bridge and then take second right into Governors Gate Manor.

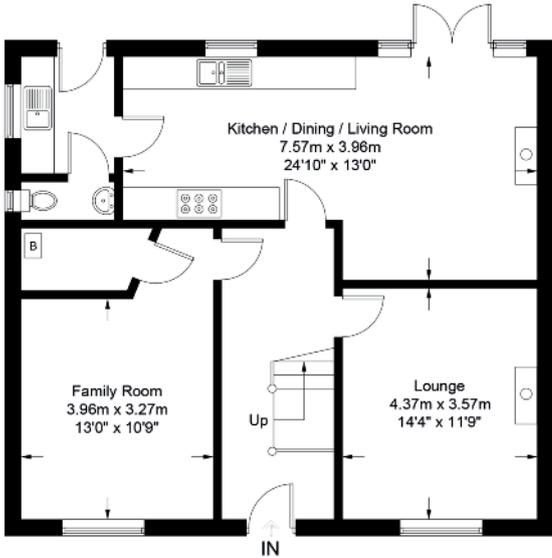
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



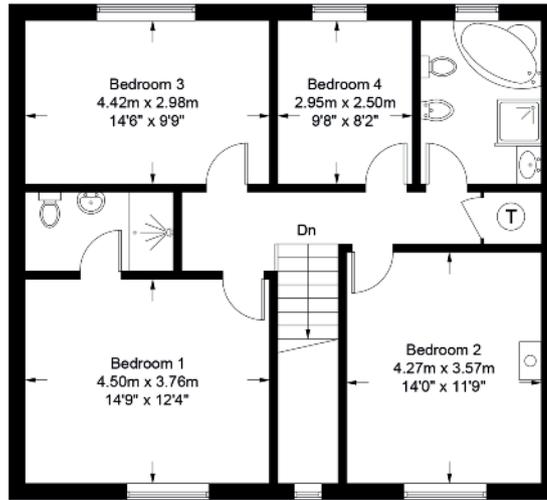
5 Governors Gate Manor

Approximate Gross Internal Area = 160.3 sq m / 1725 sq ft
Garage = 16.8 sq m / 181 sq ft
Total = 177.1 sq m / 1906 sq ft

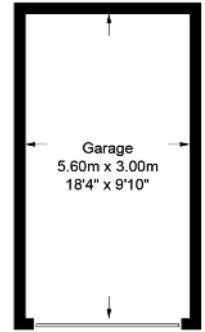
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	72 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor
865 sq ft / 80.4 sq m



First Floor
860 sq ft / 79.9 sq m



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1038965)



VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

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