

**ADJOINING 850 SQFT
LUXURY APARTMENT**



**7 MONUMENT PARK,
ROYAL HILLSBOROUGH, BT26 6EX**



- A Most Impressive And Exceptionally Well Presented Detached Residence With Adjoining 850 Square Foot Luxury Apartment
- Prime Semi Rural Location With Private Aspects And Close Proximity To The Village Centre And A1 Dual Carriageway
- Spacious And Highly Adaptable Family Accommodation Extending To 2708 Square Feet (see floorplans)
- Lounge With Brick Built Fireplace And Beechwood Semi Solid Floor
- Dining Room With Beechwood Semi Solid Floor And PVC Double Glazed Door To Rear Garden
- Luxury Fitted Kitchen/Dining Area With Range Of Integrated Appliances
- Utility Room And Adjoining Cloakroom With Low Flush Suite

PRICE: OFFERS IN THE REGION OF £499,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D56

REF:DL200224HG

- Four Spacious Bedrooms / Luxury Bathroom And Shower Room
- Adjoining Luxury Apartment Comprising Spacious Lounge With Feature Wood Burning Stove, Dining Area With Patio Doors And Openplan Luxury Kitchen With Range Of Integrated Appliances, Bedroom With Adjoining Dressing Room And Bath And Shower En Suite
- Oil Fired Central Heating System With Separate Control For Apartment
- PVC Double Glazed Windows And External Doors / Composite Entrance Door
- PVC Fascias And Soffits
- Spacious And Mature Gardens With Private Aspects / Tarmac Driveway And Parking Areas / Large Timber Storage Shed And Summer House Included
- A rare opportunity to acquire a superb family home offering a flexible layout that will suit a wide variety of different requirements, we strongly recommend early viewing

ACCOMMODATION: Measurements are approximate

ENTRANCE HALL: Beechwood semi solid floor. Recessed spotlights. Composite entrance door and double glazed side panels.

LOUNGE: 5.27m (17'3") x 3.71m (12'2")

Brick built fireplace and slate hearth. Beechwood semi solid floor. Cornice. Bow window with pleasant aspect over front garden.

DINING ROOM: 3.50m (11'6") x 2.92m (9'7")

Beechwood semi solid floor. PVC double glazed door leading to rear garden.

LUXURY FITTED KITCHEN/DINING AREA

4.5m (14'9") x 3.33m (10'11")

Excellent range of high and low level units and dining table. Bowl and a half single drainer stainless steel sink unit. Swan neck mixer tap. Whirlpool integrated oven and microwave. Whirlpool induction hob and extractor hood. Integrated dishwasher and fridge freezer. Laminated worktops and upstands. Corner unit with Le Mans pull out shelves.

UTILITY ROOM: Range of built in units. Plumbed for washing machine. PVC double glazed back door. Tiled floor.

CLOAKROOM WITH LOW FLUSH SUITE: Close couple low flush wc. Vanity unit with wash hand basin. Mono style mixer tap. Tiled floor.

BEDROOM (1): 4.84m (15'11") x 3.06m (10'0")

Range of built in robes with sliding mirror doors.

BEDROOM (2): 3.99m (13'1") x 3.04m (10'0")

Built in robe.

BEDROOM (3): 2.95m (9'8") x 3.03m (9'11")

Built in robe. Laminated timber floor.

LUXURY BATHROOM WITH WHITE SUITE: Panelled bath. Mixer tap. Shower cubicle with Aqualisa shower. Pedestal wash hand basin. Monostyle mixer tap. Close couple low flush wc. Tiled walls. Chrome finish heated towel rail. Hotpress.



FIRST FLOOR

BEDROOM (4): 6.88m (22'7") x 2.65m (8'8")

Eaves storage. Adjoining dressing room with built in robes.

SHOWER ROOM ENSUITE: Shower cubicle. Mira Sport electric shower. Wash hand basin with mono style mixer tap. Close couple low flush wc. Access to roofspace storage.

ADJOINING APARTMENT WITH SEPARATE ACCESS

OPEN PLAN LOUNGE DINING AREA AND KITCHEN:

8.03m (26'4") x 4.07m (13'4") plus kitchen

Barbas wood burning stove on slate hearth. Large pitch pine mantle. Glazed double doors leading to patio and rear garden.

LUXURY FITTED KITCHEN: Range of high and low level units. Quartz worktops and upstands. Bowl and a half stainless steel sink unit. Swan neck mixer tap. Corner unit with LeMans pull out shelves. Under unit lighting. Ceramic tiled floor. Spotlights. Integrated fridge freezer and washing machine. Integrated hotpoint combi oven and microwave. Ceramic touch control hob and extractor hood.

BEDROOM: (1): 3.93m (12'11") x 3.95m (13'0")

Recessed spotlights. Adjoining dressing room with range of built in robes with sliding mirror doors and hotpress.

SPACIOUS AND LUXURY BATHROOM EN SUITE: Panelled bath. Centre mount mixer tap. Large shower cubicle with Mira Sport electric shower. Wash hand basin with mono style mixer tap. Close couple low flush wc. Tiled walls and tiled floor. Heated towel rail. Spotlights.

OUTSIDE: Extensive setting with rural aspects. Mature gardens laid in lawns and well stocked with a wide variety of trees and shrubs. Enclosed and private rear gardens laid in artificial grass lawn. Raised composite deck area with Timber built summer house and south facing aspect. Spacious tarmac driveway and parking areas. Large timber built garden shed.

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 £2677.12

DIRECTIONS: From Dromore Road turn into Monument Road then turn left into Monument Park, number 7 is on the right.

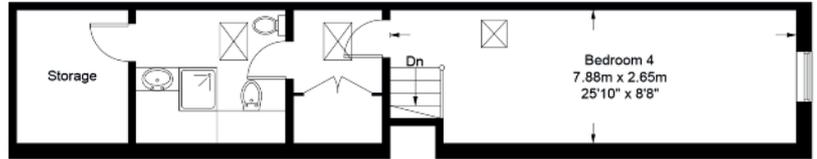
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



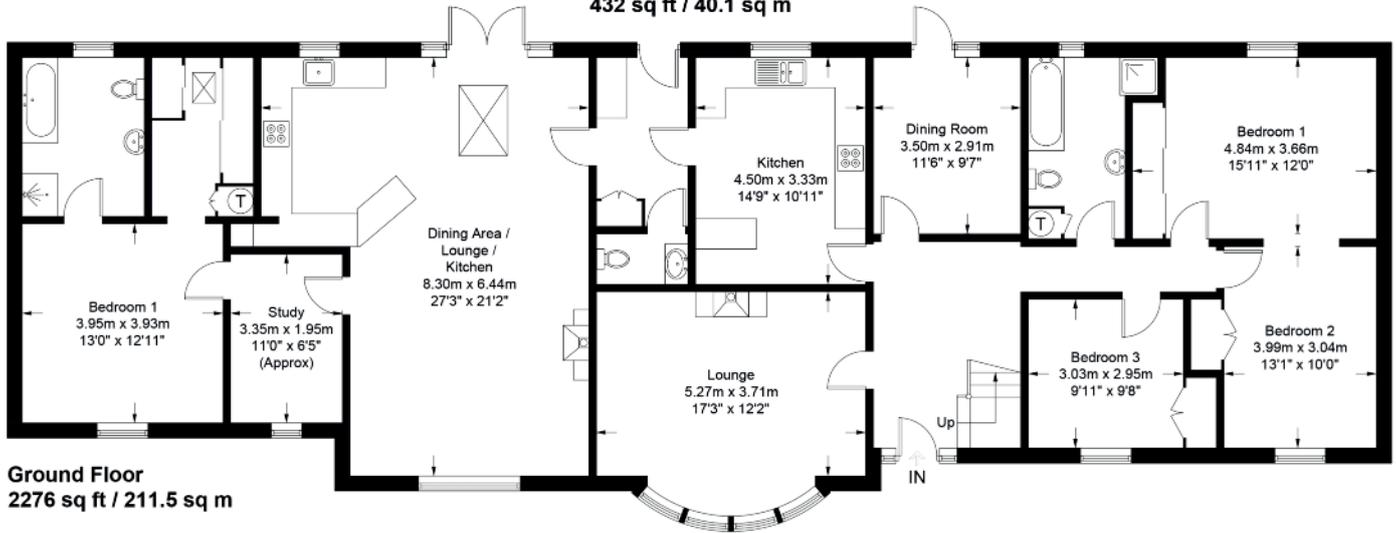
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	66 D
39-54	E		
21-38	F		
1-20	G		

7 Monument Park

Approximate Gross Internal Area
 Ground Floor = 211.5 sq m / 2276 sq ft
 First Floor = 40.1 sq m / 432 sq ft
 Total = 251.6 sq m / 2708 sq ft



First Floor
432 sq ft / 40.1 sq m



Ground Floor
2276 sq ft / 211.5 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1049205)



The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.