



This deceptively spacious three story semi-detached property occupies an excellent situation tucked away in an extremely quiet cul de sac within this exclusive ever popular development. At the same time the village of Hillsborough and all its amenities are only a few minutes walk away.

The property offers generous adaptable accommodation throughout and when combined with its ideal location will offer perspective buyers all those modern day living requirements and more.

Recent sales within this exclusive development have proved extremely popular and with all and more this excellent home has to offer it will have wide ranging appeal including to families, early inspection is advised so as not to lose out.

Offers Over  
£299,950

34 Governors Gate  
Crescent,  
Hillsborough,  
BT26 6FG

Viewing by  
appointment with  
& through agent  
028 9266 1700

- Attractive Deceptively Spacious Three Storey Semi Detailed Property with Exclusive Development
- Tiled Reception Hall with WC Off
- Generous Lounge with Feature Fireplace
- Fitted Kitchen with Range of Built-In Appliances
- Open Plan to Bright Dining/Living Room Leading to Garden
- Four Good Sized Double Bathroom Including Master with Ensuite Showerroom
- Modern First Floor Fitted Bathroom and Additional Modern Second Floor Showerroom
- uPVC Double Glazed Windows, Oil Fired Central Heating
- Generous Adaptable Accommodation Ideal for Modern Day Living
- Extremely Quiet Cul De Sac Situation Yet Only Minutes from Hillsborough Village
- Driveway Parking for Multiple Vehicles, Front and Enclosed Rear Lawned Gardens
- Ideal for Wide Range of Buyers Including Families

The Property Comprises:

#### Ground Floor

Hard wood double glazed front door.



RECEPTION HALL: Tiled floor, under stairs storage.

SEPARATE WC: Low flush wc, wash hand basin, matching tiled floor, extractor fan.



LOUNGE: 16' 3" x 12' 6" (4.95m x 3.81m) (at widest points) Feature fireplace with granite hearth and gas coal effect fire.



FITTED KITCHEN OPEN PLAN TO DINING/LIVING ROOM: 26' 6" x 19' 4" (8.08m x 5.89m)  
(at widest points overall) Extensive range of high and low level units, ceramic old Belfast style sink unit with granite drainer, matching granite work surfaces, Neff stainless steel 4 ring gas hob, extractor fan, Neff stainless steel oven underneath, glazed display cabinets, plumbed for washing machine, plumbed for dishwasher, low voltage lights, matching tiled floor, feature sloping ceiling in dining/living room, hard wood double glazed door to outside from kitchen and uPVC double glazed door to outside from dining/living room, cupboard incorporating Warmflow oil fired boiler.



First Floor

LANDING: Shelved hot press.



BEDROOM (1): 12' 6" x 12' 1" (3.81m x 3.68m)

ENSUITE SHOWER ROOM: Fully tiled shower cubicle, vanity unit, low flush wc, ceramic tiled floor, half tiled walls, low voltage lights, extractor fan.





BEDROOM (2): 12' 0" x 10' 9" (3.66m x 3.28m)



MODERN BATHROOM: White suite comprising roll top freestanding bath with shower attachment and ball feet, low flush wc, pedestal wash hand basin, ceramic tiled floor, half tiled wall, separate fully tiled shower cubicle, low voltage lights, extractor fan.

## Second Floor

LANDING: Access to roofspace.



BEDROOM (3): 15' 10" x 11' 0" (4.83m x 3.35m) (into dormer at widest point)



BEDROOM (4): 12' 7" x 10' 8" (3.84m x 3.25m) Double glazed velux window giving additional natural light, storage in eaves.

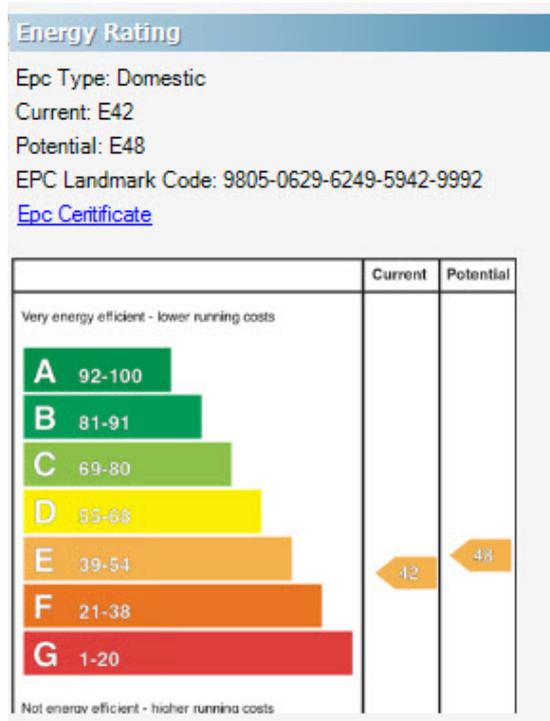


MODERN SHOWERROOM: Fully tiled shower cubicle, wash hand basin, low flush wc, ceramic tiled floor, mainly tiled walls, double glazed velux window giving additional natural light.



## Outside

Tucked away in a quiet cul de sac with tarmac driveway with parking for multiple vehicles. Lawned front garden area and paved pedestrian pathway. Enclosed lawned rear garden with paviour patio area. uPVC oil tank, outside tap, outside light, boiler house.



Location:

From Hillsborough take the Ballynahinch Road, after short distance turn left into Governors Gate Development. Take first left into Governors Gate and at T Junction turn right and continue to bottom of Governors Gate Crescent where Nos 34 is situated.

- Lisburn - 028 92 66 1700
- Ballyhackamore - 028 90 65 0000
- Lisburn Road - 028 90 66 3030
- North Down - 028 90 42 4747



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With You  
Every Step  
of the Way

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