



Constructed within recent years this stunning semi-detached property with views over the surrounding countryside occupies an excellent situation tucked away within this quiet cul-de-sac of exclusive homes just on the edge of the historic village of Hillsborough.

The property offers generous adaptable accommodation over three floors, which is finished to the very highest standard throughout that is further enhanced by an array of outstanding features and feeling of quality throughout. Overall it is ideally suited to cater for all of those modern day living requirements.

With its superb location, overall accommodation and level of finish this superb home will have wide ranging appeal including to families. Early inspection is highly recommended to fully appreciate everything this sale has to offer.

Offers Over  
£379,950

11 Lady Hill Court,  
Hillsborough,  
BT26 6TF

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Viewing by  
appointment  
through agent  
028 9066 3030



- Stunning Semi-Detached Home in Superb Location on Edge of Hillsborough Village
- Spacious Porcelain Tiled Reception Hall with Luxury Separate WC Off
- Generous Bright Lounge with Bay Window
- Luxury Wrights Fitted Kitchen with Island Unit and Rangemaster Range/Separate Utility Room
- Open Plan Dining to Living Area Overlooking Countryside
- Five Well-Proportioned Good Size Double Bedrooms
- Master and Bedroom 2 Both with Luxury Ensuite Shower Rooms
- Good Sized Luxury Bathroom with White Duravit Suite and Free-Standing Bath
- Oil Fired Central Heating/uPVC Double Glazed Sash Windows/Alarm System
- Immaculate Finish and Order Throughout with An Array of Outstanding Features
- Generous Adaptable Accommodation Ideal for Modern Day Living Requirements
- Driveway Parking for Multiple Vehicles/Detached Matching Brick Garage
- Enclosed Rear Garden in lawn with various sitting areas and views over countryside
- Only a few minutes walk from historic village of Hillsborough and all its amenities
- Motorway networks close by for North or South commuter
- Ideal for a wide range of buyers including families



The Property Comprises:

## Ground Floor

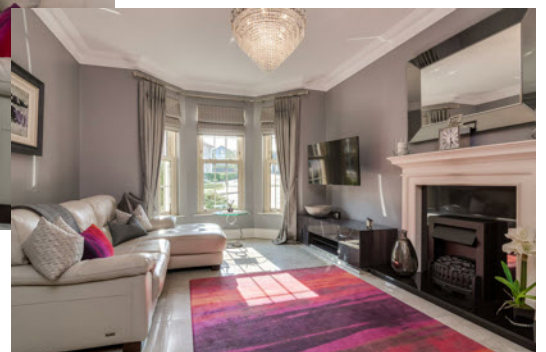
uPVC front door with feature double glazed side and over panels.

SPACIOUS RECEPTION HALL: Porcelain tiled floor, cornice ceiling, radiator cover.



LUXURY WC: Low flush WC, contemporary vanity unit with feature floor to ceiling splashback, chrome heated towel rail, matching porcelain tiled floor, extractor fan.

LOUNGE: 18' 7" x 12' 5" (5.66m x 3.78m) (into bay at widest points) Feature mock marble fireplace with granite inset and hearth, cornice ceiling, matching porcelain tiled floor, bay window.



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LUXURY FITTED KITCHEN OPEN PLAN TO DINING/LIVING AREA: 23' 4" x 19' 8" (7.10m x 6.0m) (at widest points) Extensive range of high and low level units, matching island unit with double size sink unit with mixer tap, Quartz drainer Quooker instant boiling water tap, Rangemaster 5 ring gas range with hotplate, twin electric ovens, grill and warming drawer, extractor fan and canopy, granite splashback, integrated Neff dishwasher, quartz work surfaces, breakfast bar, low voltage lights, cornice ceiling, matching porcelain tiled floor, space for fridge freezer, uPVC double glazed patio doors to rear patio and garden, views over countryside.





UTILITY ROOM: 9' 10" x 5' 6" (3.0m x 1.68m) (at widest points) Range of high and low level units, single drainer stainless steel sink unit, work surfaces, plumbing for washing machine, vented for tumble dryer, matching porcelain tiled floor, low voltage spotlights, uPVC double glazed door to outside.



Feature carved timber staircase from reception hall to . . . .



## First Floor

SPACIOUS LANDING: Large shelved hotpress.

MASTER BEDROOM: 14' 4" x 12' 2" (4.37m x 3.71m) Walk-in wardrobe, engineered wood floor, views over countryside.



GOOD SIZED LUXURY ENSUITE SHOWER ROOM: Large fully tiled shower cubicle with contemporary shower unit and additional hand shower, vanity unit with feature tiled splashback and inset mirror, low flush wc, heated chrome towel rail, ceramic tiled floor, fully tiled walls, low voltage spotlights, extractor fan.



BEDROOM (2): 12' 2" x 11' 11" (3.72m x 3.63m)



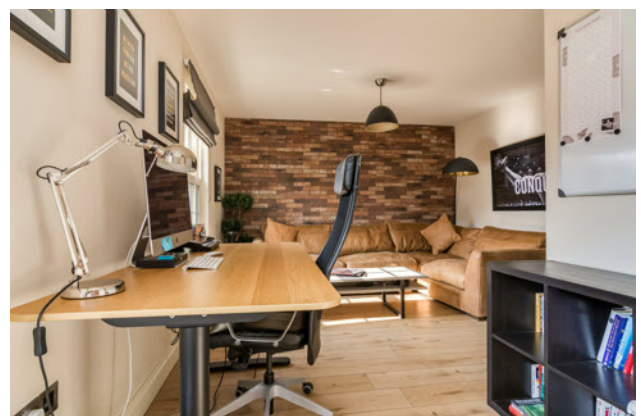
GOOD SIZED LUXURY ENSUITE SHOWER ROOM: Large fully tiled shower cubicle with drying area, wash hand basin with floor to ceiling tiled splashback and inset mirror, Chrome heated towel rail, ceramic tiled floor, fully tiled walls, low voltage spotlights, extractor fan.

## Second Floor

SPACIOUS LANDING:

BEDROOM (3): 19' 8" x 11' 11" (6.0m x 3.63m) (at widest points) (currently used as an office)

Engineered wood floor, feature brick wall.



BEDROOM (4): 13' 1" x 9' 8" (4.0m x 2.94m) Engineered wood floor, views over countryside.

BEDROOM (5): 13' 0" x 9' 9" (3.97m x 2.97m) (at widest points) Engineered wood floor, views over countryside.



GOOD SIZED LUXURY BATHROOM: 10' 8" x 6' 10" (3.26m x 2.08m) (at widest points) White Duravit suite with free standing bath and hand shower, sink unit inset in wood, low flush wc, ceramic tiled floor, fully tiled walls, heated chrome towel rail, low voltage spotlights, extractor fan.



## Outside

Corner situation with landscaped front garden. Tarmac driveway with parking for multiple vehicles.

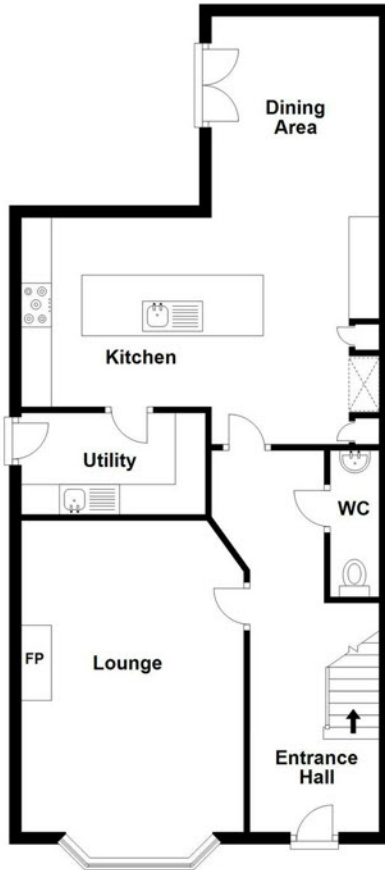
MATCHING BRICK WALL AND DETACHED BRICK MATCHING GARAGE: 18' 2" x 13' 4" (5.54m x 4.06m) (currently used as gym). Roller shutter door, power and light, oil fired boiler.

Rear garden lawn enclosed by timber fencing with various paved patio sitting areas and open aspect and views over countryside, outside lights, outside tap, enclosed uPVC oil tank.



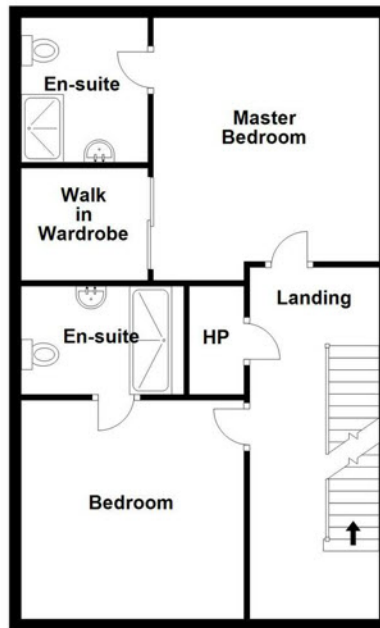
## Ground Floor

Approx. 70.6 sq. metres (759.4 sq. feet)



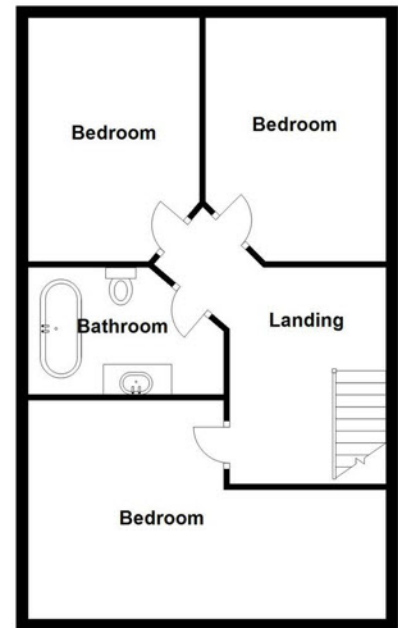
## First Floor

Approx. 59.7 sq. metres (642.9 sq. feet)



## Second Floor

Approx. 59.5 sq. metres (640.3 sq. feet)



Location:

Heading out of Hillsborough village on Dromore Road Lady Hill Court is on the right.

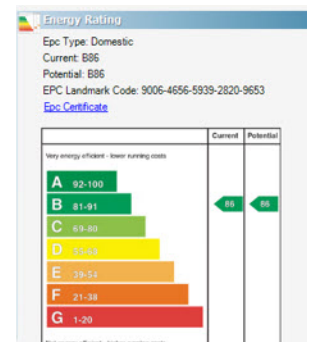
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North Down - 028 90 42 4747

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