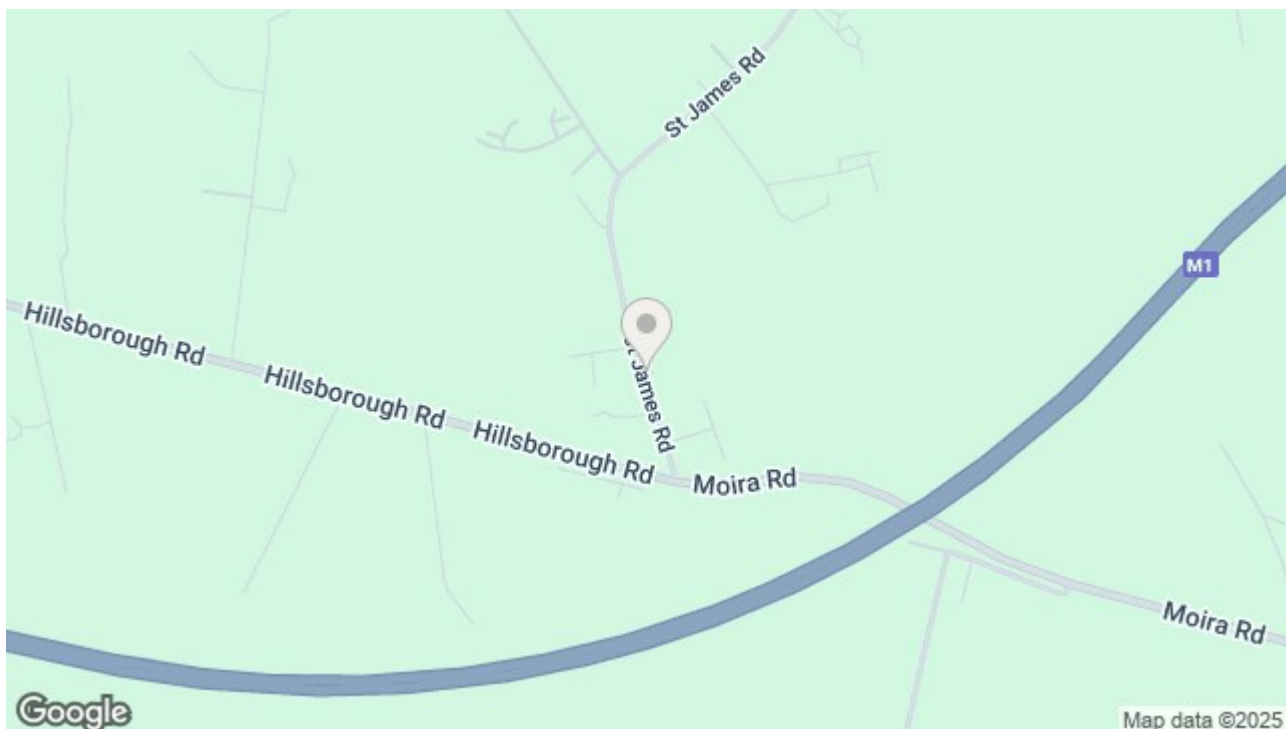




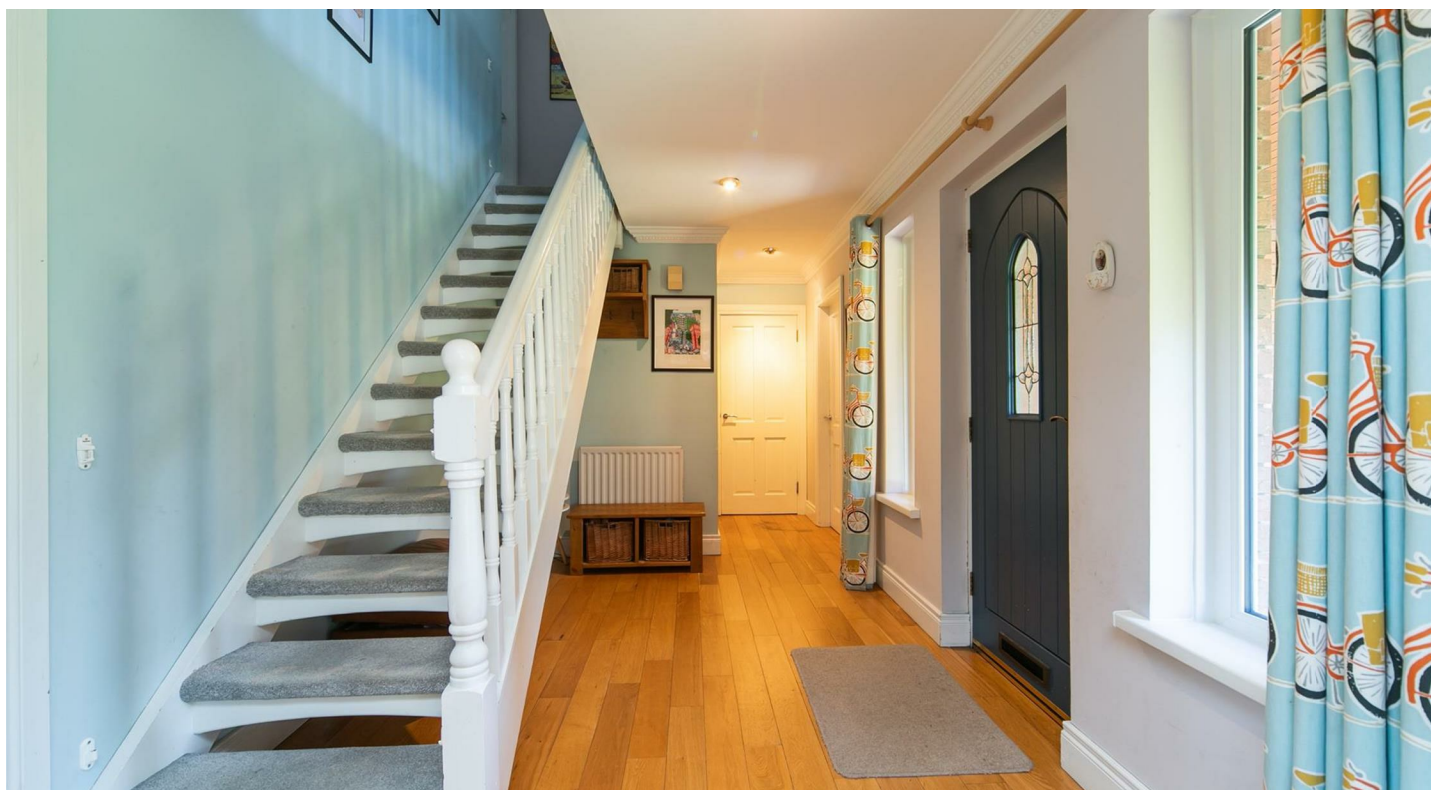
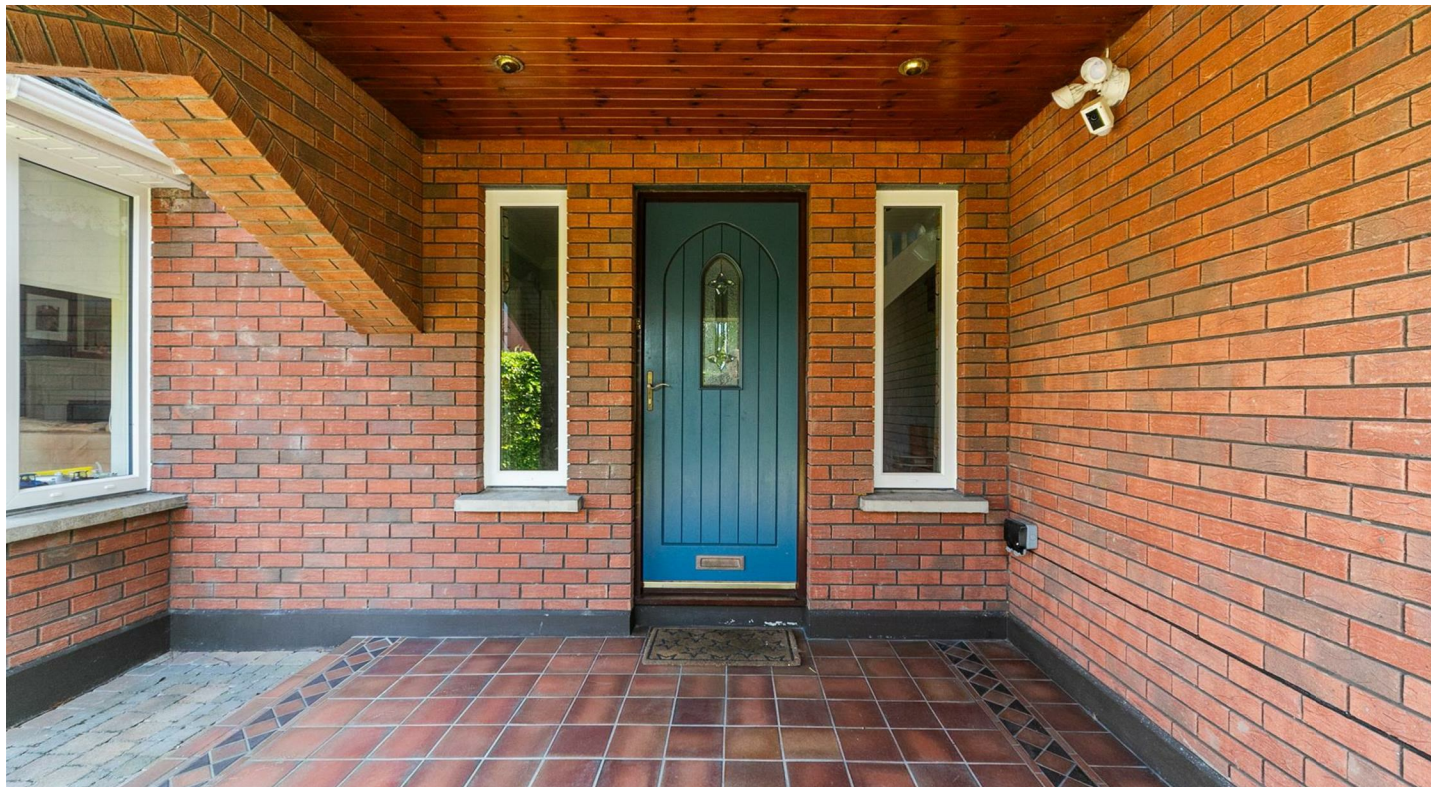
1 ORCHARD GROVE, HILLSBOROUGH, DOWN, BT26 6GG



OFFERS AROUND £425,000



This excellent detached family home occupies a private site and is beautifully presented throughout. With its central location it is within a short commute to an excellent range of leading grammar and secondary schools, churches and shops and has easy commuting access to Lisburn, Belfast and surrounding areas. Internally the property comprises on the ground floor living room, sitting room, downstairs w.c, and kitchen with dining, utility room, separate dining room and sunroom. On the first floor there are four good sized bedrooms, master bedroom with ensuite and dressing room and a family bathroom. On the second floor there are two further bedrooms. Externally the property benefits from a double garage and well maintained gardens to the front and rear with an array of mature trees and shrubbery and areas ideal for outside entertaining. Property in this area have sold well in recent times and with so much to offer in such a great location early viewing is recommended.





## At a glance:

- Detached House
- Flexible Accommodation
- 4 Reception Rooms incl dining room and sunroom
- Family Bathroom
- Well maintained mature gardens
- Beautifully Presented Throughout
- 5 Bedrooms - master with ensuite and dressing room
- Contemporary Kitchen with separate utility room
- Double Garage
- Popular Location

### Entrance Hall

8'6" x 13'0"

Approached via covered porch area with feature tiled floor to composite front door with two side windows. Into bright and spacious entrance hall with wooden flooring.

### Store

3'4" x 8'0"

Large storage cupboard.

### Living Room

19'6" x 14'8"

Bright living room with box window to front. Feature fireplace with wood burning stove. Double patio doors leading to rear garden

### Kitchen/Dining Room

15'10" x 12'7"

Contemporary kitchen with range of high and low rise units, integrated sink and tiled splash back. Recess for double oven with overhead stainless steel extractor fan. Integrated dish washer and fridge/freezer. Wooden flooring.

### Dining Room

10'8" x 13'0"

Wooden flooring. Open plan through to sunroom.

### Sun Room

9'9" x 10'5"

Wooden flooring. Double patio doors leading onto decked area and to rear garden.

### Sitting Room

11'5" x 14'3"

Window to front. Fireplace.

### Rear Hall

5'9" x 3'2"

Door to rear.

### Utility Room

7'8" x 7'0"

Range of high and low rise units with stainless steel sink and drainer and tiled splash back. Recess for washing machine and tumble dryer.

### WC

5'9" x 3'6"

White suite encompassing low flush W/C and wash hand basin.

### Reception Landing

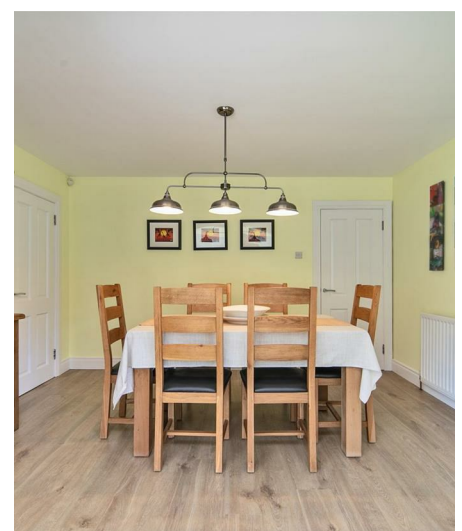
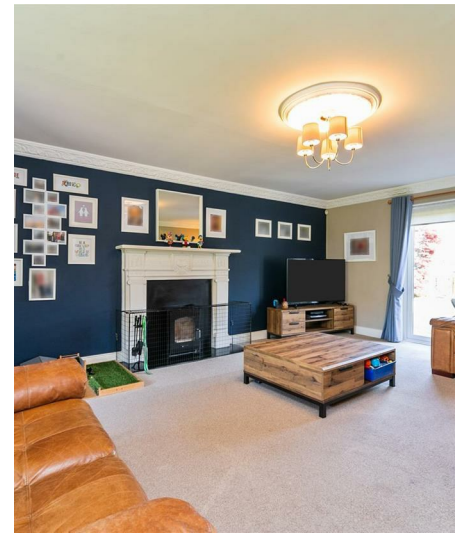
15'6" x 16'8"

Window to front. Access to hot press.

### Bedroom 1

13'7" x 14'7"

Front facing. Access to ensuite and dressing room. Wooden flooring.



### **En-suite**

White suite encompassing low flush W/C, vanity wash hand unit and shower. Tiled walls and floor.

### **Dressing Room**

5'4" x 7'2"

Window to rear. Built in storage cupboards.

### **Bedroom 2**

10'8" x 13'0"

Rear facing.

### **Bedroom 3**

10'8" x 12'8"

Rear facing.

### **Bathroom**

White suite encompassing low flush W/C, vanity wash hand unit, shower with feature tiling and bath. Towel radiator.

### **Bedroom 4**

11'5" x 14'3"

Front facing.

### **Landing**

9'0" x 4'11"

### **Bedroom 5**

8'6" x 16'3"

Skylight.

### **Office**

8'6" x 13'9"

Skylight.

### **Double Garage**

20'0" x 19'11"

Window to rear, Up and over door.

### **Store Room**

Rear facing.

### **OUTSIDE**

Approached via paved driveway with ample space for parking and access to double garage. To the front mature gardens laid in lawn with an array of mature shrubbery. To the rear - large well maintained enclosed rear gardens laid in lawn with feature flowerbeds and mature shrubbery and trees. A decked area ideal for outside entertaining. Pathway leading to a second area ideal for outside entertaining and relaxation.































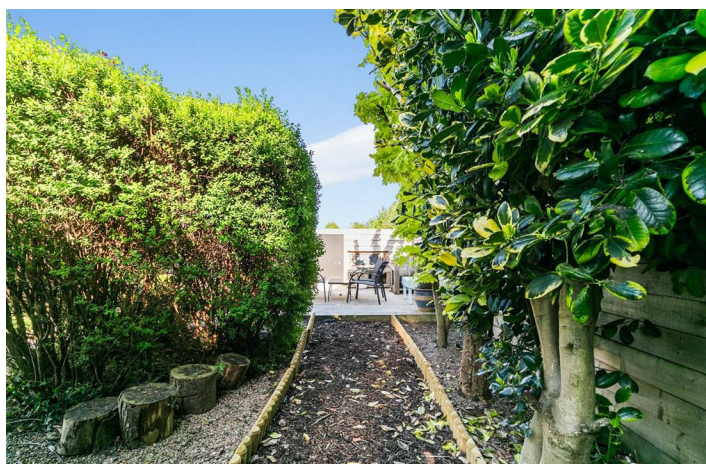
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



# Ground Floor







Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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**PRS** Property Redress Scheme

**OFT** Approved code

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