



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

*Let's point you in the right.....* **DIRECTION**

- 3 x Bedroom Detached House with Sunroom, Utility & Shower Room
- Prestigious development on the outskirts of Hillsborough
- Enclosed, spacious low-maintenance garden to rear

Offers in the region of £284,950



## ACCOMMODATION

(All measurements are approximate)

### HALLWAY:

Composite glazed door leading into hallway with hardwood flooring, coving to ceiling, radiator, recessed spot lighting, staircase with storage under & neutral striped carpet leading to first floor landing with velux roof light

### LIVING ROOM:

14'0" x 12'7" (4.28 x 3.85m at widest)

Granite hearth with multi-fuel stove, decorative over mantle, hardwood flooring, coving to ceiling, radiator, recessed spot lighting

### KITCHEN / DINING:

16'7" x 10'8" (5.08 x 3.27m at widest)

This modern open-plan Kitchen and Dining area benefits from a generous island unit with stone work-top, feature lighting over, induction hob with down draft extractor, recessed 1 1/2 bowl sink, Quooker tap, dishwasher, wine cooler and LED feature lighting, other integrated appliances include eye-level oven, combination oven & microwave, warming drawer, fridge / freezer, wood-effect floor tiles, recessed spot lighting, decorative vertical wall-mounted radiator

### SUN ROOM:

13'1" x 10'2" (3.99 x 3.12m at widest)

Open-plan reception area with glazed sliding doors leading to rear patio, multi-fuel stove, vaulted ceiling with recessed spot lighting, 2 x velux roof lights, wood-effect floor tiles, radiator

### UTILITY:

8'10" x 7'3" (2.70 x 2.21m at widest)

High & Low level units, plumbed for washing machine, access to integral storage room, recessed spot lighting, radiator, tiled floor

### SHOWER ROOM:

8'10" x 2'7" (2.70 x 0.8m at widest)

Shower enclosure with mixer shower, vanity W.H.B, W.C, fully tiled walls & floor, radiator, extractor



**LANDING:**

Landing leading to 3 x Bedrooms & Bathroom, storage closet, access hatch to roof space

**BEDROOM 1:**

12'1" x 11'4" (3.69 x 3.47m) at widest

Neutral carpet, mirrored robes, recessed spot lighting, radiator

**BEDROOM 2:**

11'4" x 11'0" (3.47 x 3.36m) at widest

Neutral carpet, recessed spot lighting, radiator

**BEDROOM 3:**

7'6" x 7'6" (2.30 x 2.30m) at widest

Wooden laminated flooring, mirrored robes, recessed spot lighting, radiator

**BATHROOM:**

7'7" x 6'9" (2.33 x 2.07m) at widest

Curved panel bath with electric shower over, vanity unit W.H.B, W.C, fully tiled walls and floor, decorative radiator, recessed spot lighting



# 1 Old Mill Heights

## Hillsborough, BT26 6RF

### EXTERNAL:

This well presented 3 x Bedroom Detached House with sunroom, utility and ground floor shower room is located on the outskirts of the village of Hillsborough and enjoys a spacious outdoor low maintenance paved patio and all-weather lawn, additional garden room.



**Rates payable for the year 2023/24 = £1,338.56**

If you are considering the sale of your own property, we would be pleased to provide you with a valuation. We are in a position to introduce you to a Financial Adviser in respect of arranging a mortgage, please ask for details

All measurements are approximate and are for general guidance only. Any fixtures, fittings, services heating systems, appliances or installations referred to in these particulars have not been tested and therefore no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included in the property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither do Property Directions nor does any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

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