



We are delighted to bring to the sales market this superbly appointed detached family home occupying a private corner site in the popular Windsor Hill, Royal Hillsborough. Positioned just off Camreagh in a quiet cul-de-sac, the property provides ease of access for the city commuter to Belfast and Hillsborough Village and is within striking distance of Lisburn City Centre with a range of local amenities including many popular restaurants, shops and leading schools.

In short, this versatile property comprises of a spacious entrance hall with built in storage, living dining room with wood burning stove and outlook to front, bespoke fully fitted kitchen with solid units, granite worktops and space for casual dining, two ground floor bedrooms with one bedroom currently being used as a separate lounge and a further family bathroom with modern white suite.

The first floor of the property provides two further spacious bedrooms, main bedroom with a newly fitted en-suite shower room and excellent additional built in eaves storage.

The property further benefits from UPVC double glazing throughout, gas fired central heating, tarmac driveway providing private off street parking, mature front and side gardens laid in lawns, enclosed private rear garden with raised landscaped patio area and an attached garage with excellent additional storage.

Rarely do properties of this calibre present themselves to the open market, early internal inspection is highly recommended to appreciate all this property has to offer.

Offers Over
£380,000

26 Windsor Hill,
Hillsborough,
BT26 6RL

Viewing by
appointment with
& through agent
028 9266 1700

- Well Presented Detached Family Home Positioned just off the Camreagh, Hillsborough
- Occupying a Superb Private Corner Site with Mature Gardens
- Close to Local Leading Schools and Belfast International Airport
- Excellent Transport Links to Belfast and Lisburn City Centres
- Close Proximity to Lisburn Golf Club, Sprucefield Shopping Centre and within Walking Distance to Hillsborough Village
- Spacious Hallway with Additional Storage
- Open Plan Lounge and Dining Room with Multi Fuel Burning Stove and Outlook to Front
- Bespoke Fitted Kitchen with Granite Worktops and Space for Casual Dining
- Two Ground Floor Bedrooms, One Room Currently Being Used as a Lounge
- Family Bathroom with Modern White Suite
- Two First Floor Bedrooms, Main Bedroom with En-Suite Shower Room
- Tarmac Driveway with Private Off Street Parking and Front Garden Laid in Lawns
- Enclosed Private Rear Garden with Landscaped Patio Areas
- Attached Garage with Roller Shutter and Excellent Additional Storage
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Early Viewing Highly Recommended



The Property Comprises:

Ground Floor

Composite front door with glass inset and glass side lights to . . .

RECEPTION HALL: Understairs storage, generous cloakroom, open tread mahogany staircase with turned spindles to upstairs bedrooms. Corniche to ceiling.

LIVING/DINING ROOM: 20' 0" x 18' 5" (6.1m x 5.61m) (at widest points). Outlook to front and side, Merbau solid floor with redwood skirting flooring, cast iron multi fuel burning stove with slate hearth and feature exposed brick surround, space for casual dining. Corniche to ceiling. Woodwam steel multifuel stove with 6 Kw output.



KITCHEN/DINER: 15' 4" x 11' 8" (4.67m x 3.56m) (at widest points). Bespoke fully fitted pippy oak kitchen with range of high and low level units and granite worktops throughout, space for range cooker, built-in extractor fan with tiled splash back, tiled floor, space for American style fridge freezer, built-in dishwasher, stainless steel single drainer sink with granite side drainer, built-in washing machine, low voltage spotlights, built-in wine rack, uPVC double glazed door to rear garden.



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BEDROOM (4): 12' 9" x 10' 0" (3.89m x 3.05m) (at widest points). Outlook to front, built-in wardrobe.



BEDROOM (3)/LOUNGE: 15' 6" x 10' 0" (4.72m x 3.05m) (at widest points). Junkers oak veneer floor. TV point, built-in wardrobe, TV unit and shelving. uPVC sliding doors to rear garden, cornice ceiling.



FAMILY BATHROOM: Modern white suite comprising low flush wc with push button, floating wash hand basin with chrome taps and built-in vanity unit, free standing bath with chrome mixer tap, quadrant 800 mm shower enclosure with glass sliding door and Mira sport electric shower with telephone attachment, frosted glass window, chrome heated towel rail, tiled floor, hotpress with radiator and drying area, additional built-in shelving, power socket within storage area.



Stairs to . . .

First Floor

LANDING: Storage area.

BEDROOM (2): 15' 2" x 12' 2" (4.62m x 3.71m) (at widest points). Outlook to front, laminate wood effect flooring, additional storage into eaves, access hatch to roofspace.



BEDROOM (1): 15' 3" x 13' 5" (4.65m x 4.09m) (at widest points, bed in image is king size). Outlook to rear, low voltage spotlights, built-in Sliderobes.

ENSUITE SHOWER ROOM: White suite comprising low flush wc with push button, floating wash hand basin with chrome taps, corner shower cubicle with glass bi-folding door, 1m corner rectangular shower unit with chrome thermostatic valve and telephone attachment, . Power source for electric mirror etc. part tiled walls, tiled floor, chrome heated towel rail, Velux window, low voltage spotlights, extractor fan.



Outside

Private corner site laid in lawns with surrounding shrubs, trees and hedging. Tarmac driveway with off street parking for 2-3 cars.

Extensive enclosed private south-west facing rear garden with surrounding shrubs, trees and hedging partly laid in lawns with patio area, access gate to side, additional storage area with fencing and shrubs.

ATTACHED GARAGE: 17' 9" x 12' 0" (5.41m x 3.66m) (at widest points). Roller shutter door, light, power and water, sink with chrome taps, plumbed for tumble dryer, additional built-in shelving.





Floor 2

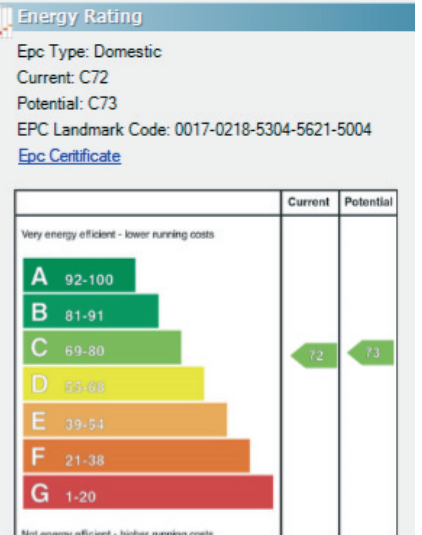


Floor 1

Location:

Coming along Carnreagh Road, turn left on to Granville Drive and then take the third right on to Windsor Hill.

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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