

16 Eglantine Park, Hillsborough, BT26 6HL



- Modern Semi Detached
- 5 Bedrooms
- 1+ Reception
- Open Plan Kitchen/ Living/ Dining Layout
- Luxury Shaker Fitted Kitchen
- Luxury Family Bathroom
- Luxury En Suite Shower Room
- Prime Private Corner Site
- Integral Garage
- PVC Double Glazing/ Gas Central Heating

PRICE Offers Over £294,950

Positioned on a prime private corner site within a well regarded modern development. This superb extended 5 bedroom family home enjoys a spacious living layout incorporating a contemporary open plan living/ kitchen/ dining layout, luxury shaker kitchen, deluxe family bathroom and a deluxe en suite. Externally the property benefits from a southern and westerly aspect to the rear with private enclosed gardens and an integral garage. Eglantine Park is perfectly situated a short distance from the historic village of Hillsborough and conveniently located to the A1 (0.7 miles) and the M1 at Sprucefield (1.9 miles). With a high level of interest expected an early viewing is advised.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Mahogany effect PVC double glazed entrance door with leaded glass side screen. Understairs storage cloakroom. Quality Walnut engineered flooring. Service door to garage (Presently set up as home gym with utility aspect).

LOUNGE 13'8" x 11'5"

Inglenook style fireplace with multifuel inset stove. Quality Walnut engineered flooring.



OPEN PLAN KITCHEN/ LIVING/ DINING LAYOUT 28'5" x 9'11"

Comprising Luxury kitchen. Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting worksurfaces and gold coloured handles. Breakfast bar style return for casual dining. A host of Integrated appliances including four ring induction hob with stainless steel extractor fan. Integrated dishwasher. Eye level Bosch combi with under oven. Stainless steel sink unit with large and small bowls and pillar mixer tap. Housing for freestanding American style fridge. Ceiling recessed downlighters. Tiled floor and tiled walls. Two sets of twin patio doors leading to side and rear private gardens.



FIRST FLOOR

PRINCIPAL BEDROOM 18'4" x 10'5"

Ceiling downlighters. Built in double mirrored sliderobe.

DELUXE EN SUITE

Comprising large open walk in shower enclosure with full height fixed shower screen, thermostatically controlled drench style shower with hand held shower attachment plus separate Mira Sport electric shower unit. Modern gloss white vanity unit with monobloc tap. Wall mounted modern towel radiator. Tiled accent walls and tiled whitewash effect tiled floor.



BEDROOM 2 13'8" x 9'3"

BEDROOM 3 9'10" x 8'1"

Presently used as dressing room. Bespoke built in wall to wall fitted wardrobes with integrated hanging space and pull out tray drawers.

BEDROOM 4 11' 3" x 9' 3"

Built in double wardrobe.

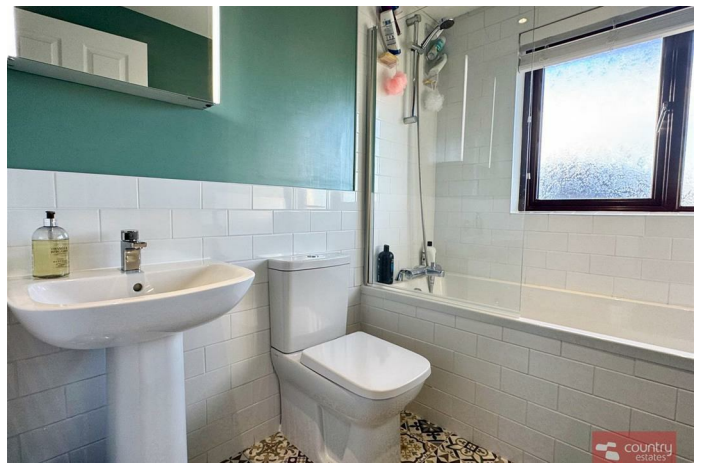


BEDROOM 5/ HOME OFFICE 11'6" x 9'3"

Presently used as home office.

LUXURY FAMILY BATHROOM

Comprising white suite with panelled bath with fixed shower screen and mixer tap and shower attachment, pedestal wash hand basin and button flush wc. Tiled floor and part tiled walls in metro style brick.




OUTSIDE

Neat well maintained garden to front in lawn.
Double width tarmac drive with ample parking.
Prime corner site with enclosed courtyard style garden to side with paved area, lawn and log store.
Fully enclosed rear garden screened by perimeter fence and a variety of trees in lawn with extensive brick paved patio perfect for family bar-be-ques with feature log cabin 11' 10" x 7' 10" (3.6m x 2.4m).
Outside lighting and water tap.

INTEGRAL GARAGE 17'5" x 9'10"

With electric roller door with utility area to rear with stainless steel twin sink unit with mixer tap. Laminate flooring.
Plumbed for washing machine. Presently used as gym. PVC double glazed door to side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(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	

IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:
These particulars do not constitute any part of an offer or contract
All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor
None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact
Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars
The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.