



4 Governors Gate Park
Hillsborough
BT26 6PN

Asking Price
£295,000

Dougan

RESIDENTIAL

Telephone 028 9030 8855
www.douganproperty.com



KEY FEATURES

- Attractive Semi-Detached Family Home
- Three Generous Bedrooms (Master With Ensuite)
- Spacious Lounge With Feature Fireplace & Patio Doors To Rear
- Separate Formal Dining Room
- Stunning Fully Fitted Kitchen Open To Casual Dining
- Separate Utility Room
- Downstairs WC
- Oil Fired Central Heating
- uPVC Double Glazing
- Alarm System Installed
- Well-Tended Gardens To Front, Side & Rear Laid In Lawns
- Detached Garage & Driveway Parking
- Minutes Away From Hillsborough Village
- Early Access To Motorway Networks
- Early Viewing Advised To Appreciate This Fine Home



SUMMARY

Located in the exceptionally popular development of Governors Gate approximately half a mile from the centre of Hillsborough with of a range of local amenities including shops, wine bars, bistros and cafes. Hillsborough Forest Park and Hillsborough Castle are nearby. The property is also well placed with Sprucefield only minutes' drive away, 5 minutes from Lisburn and 20 minutes from Belfast

Internally the property provides beautifully proportioned family accommodation comprising of 3 generous bedrooms (master with ensuite shower room), high quality bathroom, spacious lounge with patio doors to rear, separate dining room, fully fitted kitchen with casual dining area and utility room.

Externally the property benefits from pleasant well maintained gardens to the front, side and rear, driveway parking and a detached garage. The property further benefits from oil fired central heating and uPVC Double Glazed Windows.

Likely to be of interest to a wide range of prospective purchasers in today's market, we recommend immediate inspection of this superb home.



ACCOMMODATION

Ground Floor

ENTRANCE HALL: Wooden door to entrance hall Ceramic tiled floor.

HALLWAY: WC/CLOAKROOM

LOUNGE: 15' 1" x 13' 0" (4.6m x 3.96m) Solid wooden floor. Cornicing. Feature gas fire. Patio doors to rear garden

KITCHEN OPEN TO LIVING & DINING AREA 17' 5" x 10' 5" (5.31m x 3.18m) Excellent range of high and low level units with feature glass displays, Space for Range cooker. Under lighting. Belfast sink. High quality granite work surfaces. Integrated fridge/freezer. Integrated dishwasher. Ceramic tiled floor. Partly tiled walls. Recess spotlights. Casual dining area. Patio doors to rear.

DINING ROOM: 9' 7" x 9' 5" (2.92m x 2.87m) Solid wooden floor

UTILITY ROOM: 6' 9" x 6' 1" (2.06m x 1.85m) Range of units. Plumbed for washing machine. Space for tumble dryer. Single drainer stainless steel sink unit with chrome mixer tap. Ceramic tiled floor.

First Floor

LANDING: Access to roof space. Hot Press.

BEDROOM (1): 13' 6" x 13' 4" (4.11m x 4.06m)

ENSUITE SHOWER ROOM: Fully tiled shower cubicle. Low flush WC. Wash hand basin with chrome mixer tap. Fully tiled walls. Ceramic tiled floor. Heated chrome towel rail. Extractor fan.

BEDROOM (2): 10' 5" x 10' 5" (3.18m x 3.18m)

BEDROOM (3): 10' 5" x 6' 9" (3.18m x 2.06m) Built in wardrobes

BATHROOM: Luxury white suite comprising of features curved bath, wash hand basin with chrome mixer tap, low flush WC, ceramic tiled floor, fully tiled walls and extractor fan.

Outside

Front, side & Rear gardens laid in lawns. Driveway parking. Outside Power. Rear Patio Area. Oil Tank

DETACHED GARAGE: 17' 11" x 10' 10" (5.46m x 3.3m)



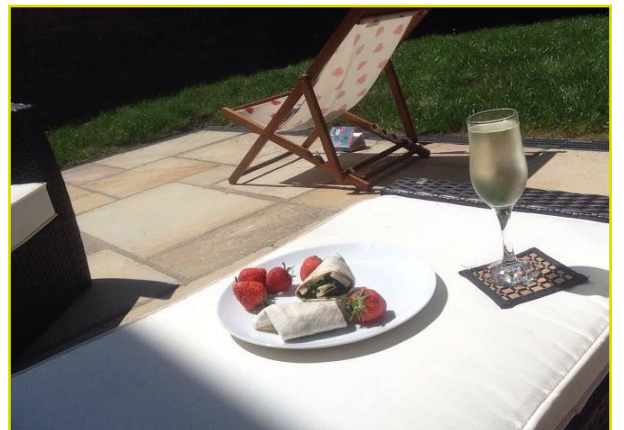






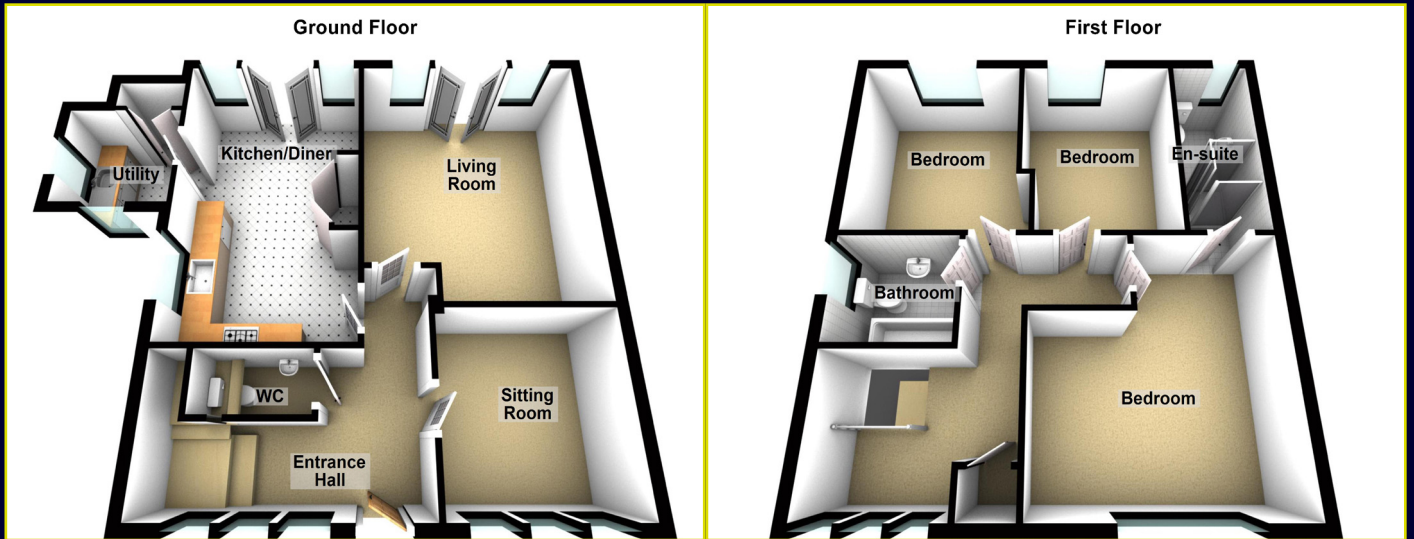




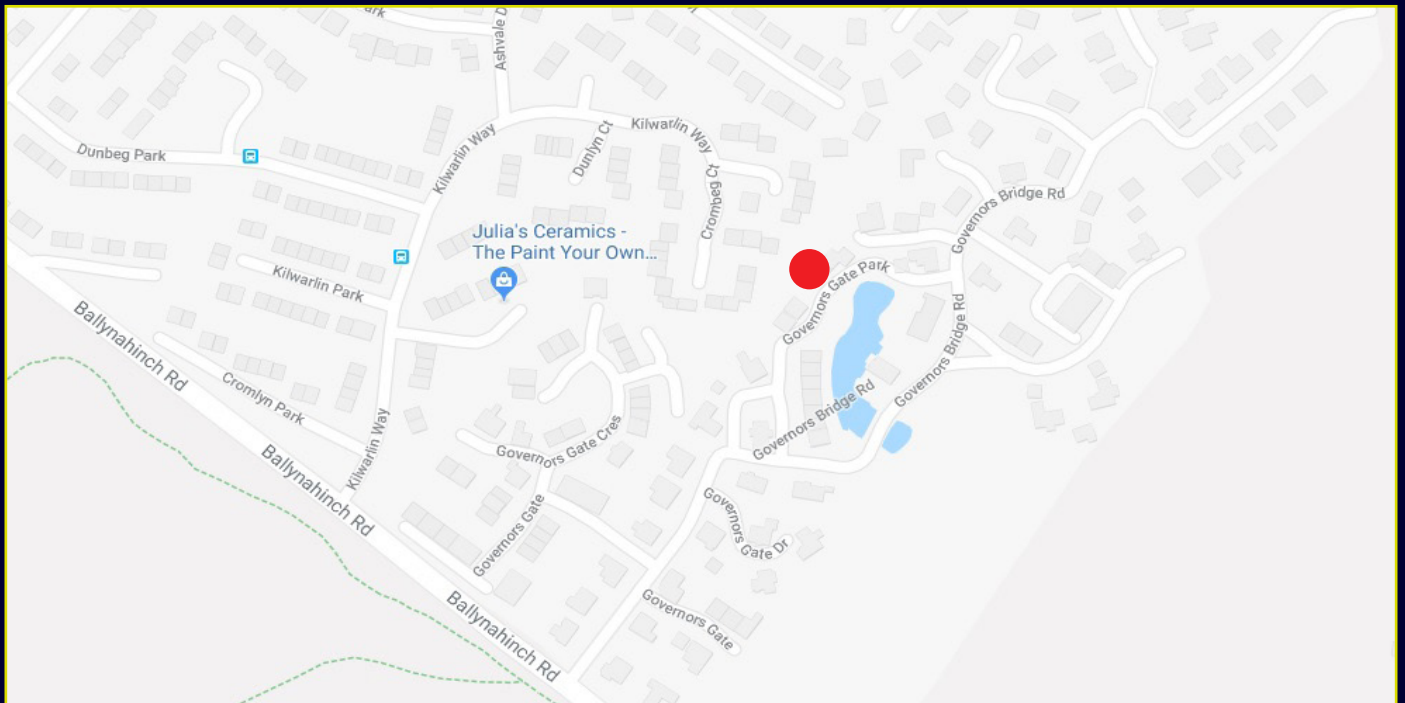




FLOOR PLANS (NOT TO SCALE)



LOCATION MAP



DIRECTIONS From Hillsborough Village turn onto Ballynahinch Road Governors Gate development is on the left hand side.

EPC

	Current	Potential
Very energy efficient • lower running costs		
A 92 plus		
B 81-91		
C 69-80		69
D 55-68	60	
E 39-54		
F 21-38		
G 1-20		
Not energy efficient • higher running costs		



Dougan
RESIDENTIAL

6 Orpen Shopping Centre Upper Lisburn Road
Belfast BT10 0BG
Telephone 028 9030 8855
Email info@douganproperty.com
Web www.douganproperty.com

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