

simon**BRIEN**
RESIDENTIAL

40 Comber Road,
Royal Hillsborough, BT27 6LW



Asking Price £750,000

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KEY FEATURES

- Magnificent Detached Family Home & Extended Home Extending to 4500sq ft
- Deceptively Spacious And Beautifully Proportioned Accommodation Finished To A High Standard
- Five Good Sized Bedrooms With 3 Ensuite Shower Rooms
- Four Reception Rooms
- High Quality Kitchen Open To Casual Living/Dining Area
- Separate Utility Room
- Family Bathroom
- Oil Fired Central Heating / Tripple Glazed Windows
- Lower Level with Granny Flat/Home Office, Modern Fitted Kitchen and Cloakroom/wc
- Pleasant Site Accessed Via Electric Gates With Well-Tended And Fully Enclosed Gardens
- Popular And Convenient Semi-Rural Location Close To Hillsborough Village And Transport Networks



DESCRIPTION

Pleasantly situated on the periphery of Hillsborough Village, the property is well placed close to a number of local amenities, schooling, bars and restaurants that the village has to offer and is within close proximity of Sprucefield Shopping Centre with Belfast city centre only a short drive away.

The property itself provides deceptively spacious accommodation which is finished to a high standard throughout by the present owners. In brief, there are five bedrooms, 3 ensuite and 4 reception rooms as well as a home office or gym space with separate access.

The property is accessed via electric gates and provides beautifully maintained and well-presented gardens which are fully enclosed and the additional benefit of generous parking.

Viewing of this exceptional property is strictly by private appointment through our Lisburn Road office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH:

Composite front door to entrance porch with ceramic tiled floor. Door and glazing to

ENTRANCE HALL:

Valuted ceiling. Open plan to



DRAWING ROOM OPEN PLAN TO DINING ROOM: 26' 11" x 15' 11" (8.2m x 4.85m)(at widest points)

Vaulted ceiling, stone fireplace with wooden mantle, wood burner, sliding door to rear patio.



LOUNGE:
32' 0" x 13' 0" (9.75m x 3.96m)(at widest points)

Exposed brick fireplace with wood burner, tongue and groove ceiling, low voltage spotlights.



MODERN FITTED KITCHEN OPEN PLAN TO DINING ROOM:
19' 11" x 15' 8" (6.07m x 4.78m)

Range of gloss high and low level units, stone work surfaces, integrated Bosch microwave and double ovens, hob, feature stainless steel extractor fan over, integrated dishwasher, 1.5 bowl stainless steel sink unit, stone drainer, space for fridge/freezer, island unit with units, stone work surfaces, breakfast bar, built-in larder cupboard, tiled floor, low voltage spotlights.



REAR HALLWAY:

Ceramic tiled floor, low voltage spotlights, access to roofspace, composite door to rear.

CLOAKROOM/WC:

White suite comprising low flush wc, pedestal wash hand basin, part tiled walls, extractor fan, two voltage spotlights.

UTILITY ROOM:
10' 0" x 10' 0" (3.05m x 3.05m)(at widest points)

Units, work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer, ceramic tiled floor, part tiled walls, composite door and glazing to side.

HOME OFFICE:
19' 3" x 12' 11" (5.87m x 3.94m)

Cornice ceiling, wood burner. Double doors to



MASTER BEDROOM:
37' 4" x 18' 6" (11.38m x 5.64m) (to include robe and ensuite).

Range of built-in robes and dressing area.



ENSUITE BATHROOM:
13' 1" x 12' 3" (3.99m x 3.73m)

White suite comprising low flush wc, sunken bath with tiling surround and hand shower, fully tiled shower cubicle and drencher shower head, vanity unit with twin wash hand basin, integrated mirror, part tiled walls, low voltage spotlights.

INNER HALLWAY:

Shelved hotpress, built-in cupboard.



BEDROOM (2):
13' 8" x 12' 7" (4.17m x 3.84m)(at widest points)

Built-in robes.



ENSUITE SHOWER ROOM:

White suite comprising low flush wc, pedestal wash hand basin, panelled bath with shower over, heated towel rail, low voltage spotlights, extractor fan.



BEDROOM (3):
12' 3" x 11' 11" (3.73m x 3.63m)



BEDROOM (4):
11' 10" x 9' 5" (3.61m x 2.87m)

Range of built-in robes.



FAMILY BATHROOM:

White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle with electric shower, sunken bath, splash tiling, fully tiled walls, low voltage spotlights, heated towel rail.



BEDROOM (5):
11' 9" x 9' 5" (3.58m x 2.87m)

Open plan to dressing area and walk-in robes.



ENSUITE SHOWER ROOM:

White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle, tiled floor, heated towel rail, low voltage spotlights, extractor fan.



LOWER LEVEL

GRANNY FLAT/GYM/HOME OFFICE:

31' 10" x 28' 8" (9.7m x 8.74m) (at widest points)

FITTED KITCHEN:

Range of high and low level units, work surfaces, stainless steel sink unit and drainer, integrated oven and hob, part tiled walls, doors and glazing to side, door to comms room.

INNER HALLWAY:



CLOAKROOM/WC:

Low flush wc, pedestal wash hand basin, fully tiled walls, tongue and groove ceiling, tiled floor.

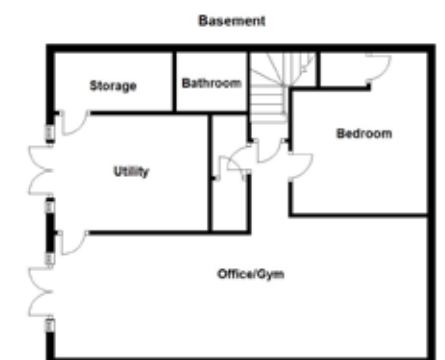


OUTSIDE

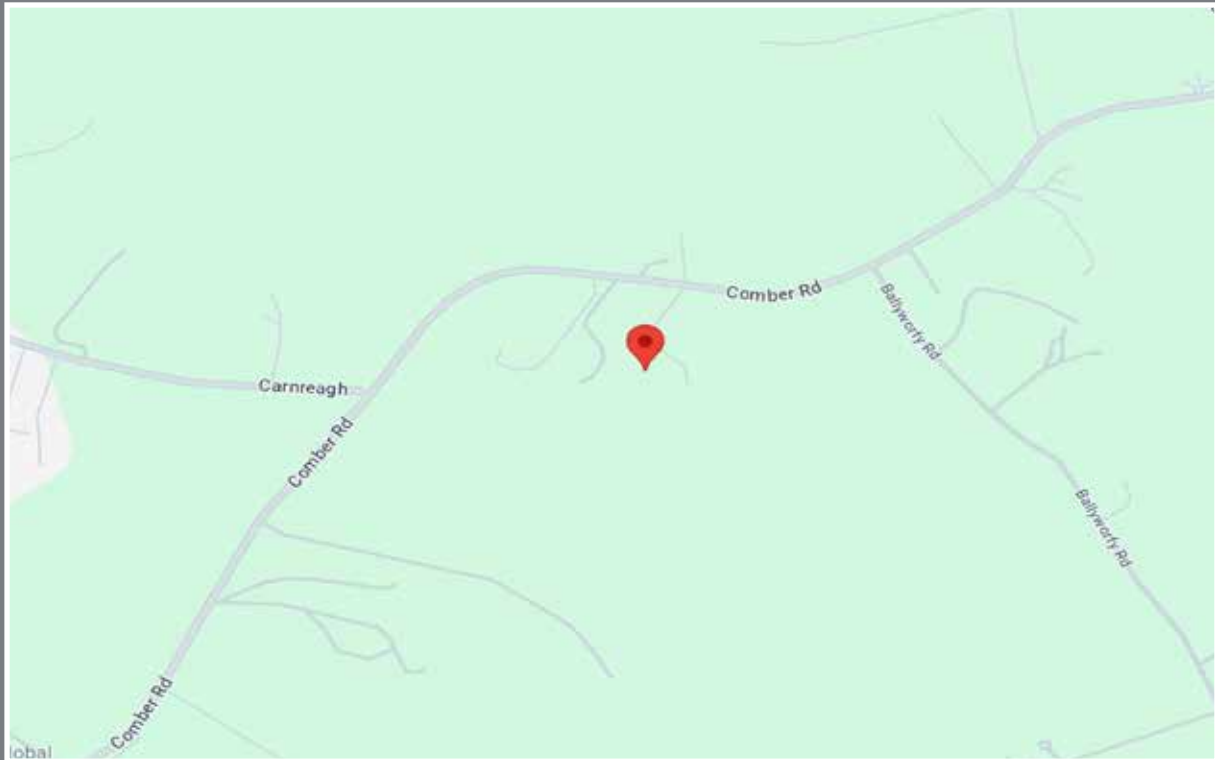
DETACHED DOUBLE GARAGE:

23' 6" x 21' 5" (7.16m x 6.53m)

Electric door, oil fired boiler.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



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