



49 Governors
Gate Demesne,
Hillsborough,
BT26 6TU

Offers Over
£549,950

Viewing by
appointment with
& through agent
028 90 663030



This recently constructed, detached property is ideally located within walking distance to the entrance of Hillsborough Park. The development compliments the character of Hillsborough village and is beautifully presented and benefits from a large rear garden in lawns with paved patio area.

The property is deceptive and comprises; entrance hall with under stairs storage, lounge with feature gas fire and access to rear garden.

There is an additional family room open plan to modern fitted kitchen with built in breakfast bar and separate utility room.

There are six bedrooms, two with ensuite shower room and spacious family bathroom. The property benefits from oil fired central heating, a garage, excellent driveway parking and a good sized site with spacious lawns and large paved patio area to the rear.

A beautifully presented home, ready for any new family to enjoy, the accommodation is adaptable for differing family needs.



- **Recently Constructed Detached Home on Good Sized Site with Excellent Gardens and Detached Garage**
- **Entrance Hall with Under Stairs Storage**
- **Lounge with Gas Fire and Access to Rear Garden**
- **Family Room Open Plan to Modern Fitted Kitchen and Casual Dining Area**
- **Utility Room**
- **Six bedrooms, two with Ensuite Shower Room**
- **Adaptable Accommodation for Differing Family Needs**
- **Modern Family Bathroom**
- **Oil Fired Central Heating / Double Glazed Windows**
- **Excellent Decorative Order Throughout**
- **Driveway parking to the side, Front Gates in Lawns with Railed Fencing, Excellent Rear Gardens in Lawns and Paved Patio Area**
- **Walking Distance of Hillsborough Village & the Park, Easy Commuting Distance to Various Local Towns with an Excellent Range of Local Restaurants, Pubs & Shops on your Doorstep**

Telephone 028 9066 3030

www.templetonrobinson.com

The Property Comprises:

Ground Floor

uPVC composite panelled front door with double glazed side panels and fan light to . . .

ENTRANCE HALL: Storage under stairs.



LOUNGE: 23' 0" x 11' 8" (7.01m x 3.56m) Sandstone fireplace with log effect gas fire, uPVC double glazed double doors to rear patio area and garden.



FAMILY ROOM OPEN PLAN TO KITCHEN: 11' 9" x 11' 5" (3.58m x 3.48m) Range of high and low level units with quartz work surfaces, integrated Neff double oven, integrated Neff hob, extractor unit in black Airforce stainless steel canopy, integrated Neff dishwasher, 1.5 bowl quartz drainer stainless steel sink unit with mono style mixer tap, space for American fridge freezer. Centre island unit with breakfast bar, tiled floor, uPVC double glazed double doors to



UTILITY ROOM: 7' 5" x 6' 7" (2.26m x 2.01m) Range of high and low level units, quartz work surfaces, stainless steel sink unit, plumbed for washing machine, tiled floor, uPVC double glazed door to rear garden.

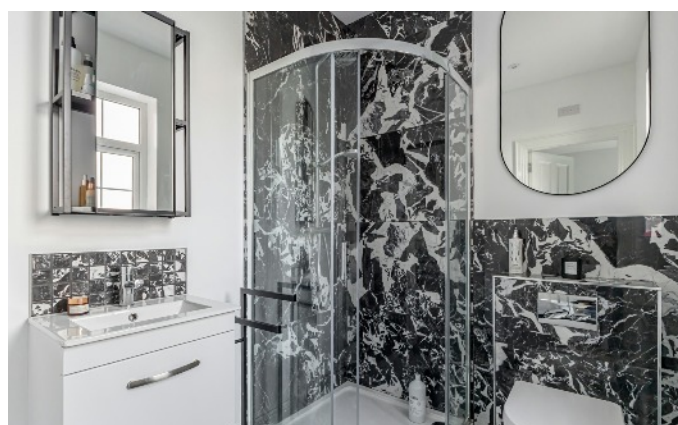
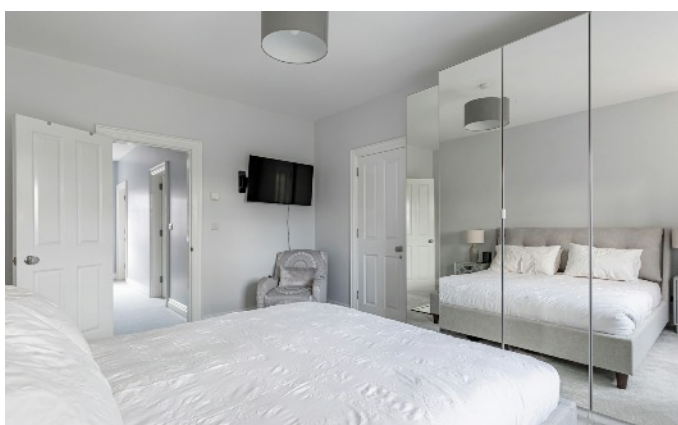


CLOAKROOM: White suite comprising wall mounted vanity unit with wash hand basin and mono style mixer tap, tiled splash back, tiled floor.

First Floor

LANDING:

BEDROOM (1): 14' 7" x 11' 11" (4.44m x 3.63m)



LUXURY ENSUITE SHOWER ROOM: White suite comprising low flush wc, fully tiled shower cubicle, vanity unit with wash hand basin, part tiled walls, low voltage spotlights, extractor fan, underfloor heating.

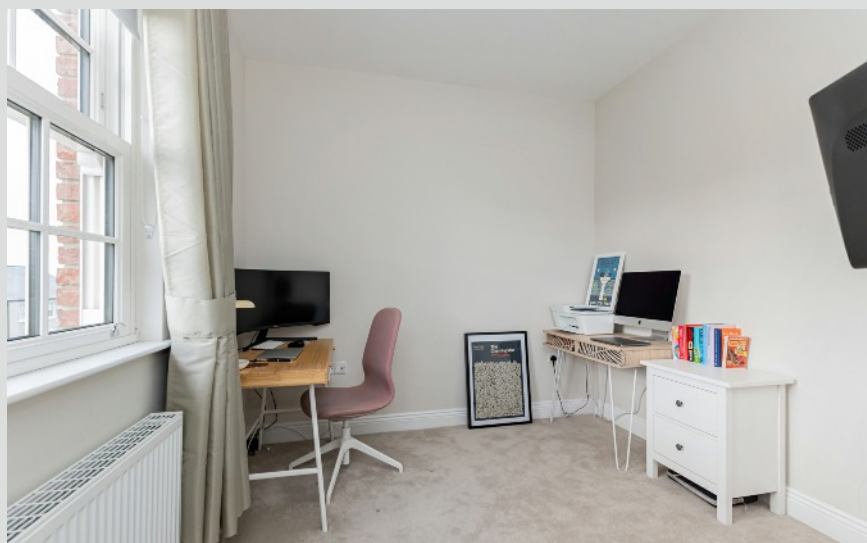
BEDROOM (2): 12' 4" x 12' 0" (3.76m x 3.66m)



BEDROOM (3)/DRESSING ROOM: 12' 0" x 10' 4" (3.66m x 3.15m)



BEDROOM (4)HOME OFFICE: 11' 8" x 9' 0" (3.56m x 2.74m)



FAMILY BATHROOM: White suite comprising low flush wc, fully tiled shower cubicle, free standing bath, feature rectangular wash hand basin, part tiled walls, ceramic tiled floor.



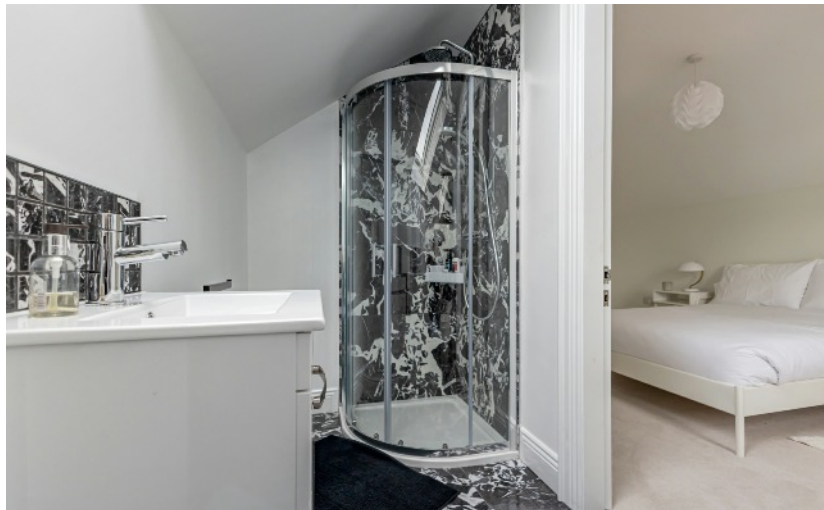
Second Floor

LANDING: Storage in eaves, airing cupboard.

BEDROOM (5): 15' 3" x 9' 6" (4.65m x 2.9m)



ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle, ceramic tiled floor, low voltage spotlights, extractor fan, Velux window.



BEDROOM (6): 14' 3" x 12' 1" (4.34m x 3.68m) Two roof windows.



ROOFSPACE: Floored with light.

Outside

Gated entrance, tarmac driveway, front garden laid in lawn with pavior brick path to front door. Private rear garden laid in lawn with pavior brick patio area, raised pavior brick patio area, oil tank, outside tap and light.



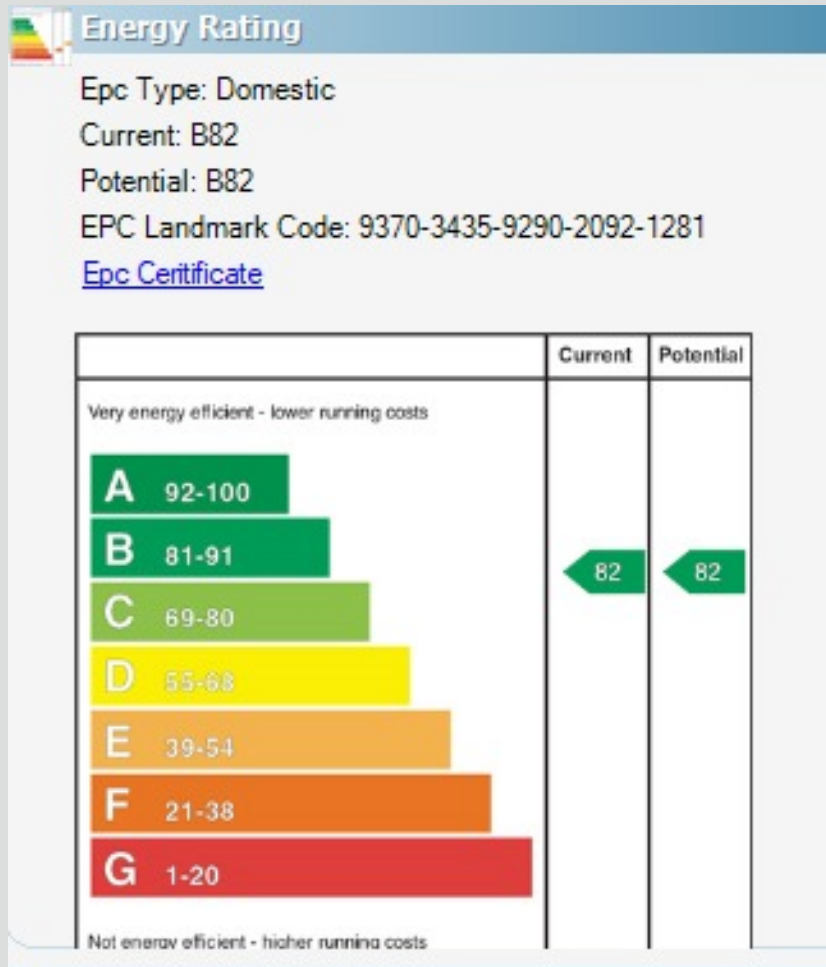
Service Charge

£94.55 per 6 months.

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Location:

From Hillsborough Village take Ballynahinch Street onto Ballynahinch Road then left into Governors Gate. Follow to the back of the development to Governors Gate Demense.

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

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