



We are delighted to present this stunning detached family home situated in an exclusive position within the ever popular Carrreagh area of the Historic Village of Royal Hillsborough.

Recently renovated and finished to a high specification throughout, this detached home offers modern living with comfortable living space indoors and exceptional outside space to include a new office with enclosed store to rear. Located just a few minutes' walk from the historic village of Royal Hillsborough with its broad array of shops, cafes, restaurants and bars. Yet being very convenient still to Downshire Primary School, Hillsborough Forest Park and allowing ease of access onto the A1 Dual carriage way, Sprucefield and the M1 Motorway and beyond.

Offering four bedrooms (principal with modern ensuite shower room) its current owners have enhanced the downstairs space with a modern Lounge and Kitchen, Living Dining to the Entrance hall creating a fabulously bright space. Making it ideal for modern day family living.

An exquisite family home of this magnitude in the Hillsborough area with so much to offer in the way of location, accommodation and specification, viewing is highly recommended.

Offers Over
£470,000

1 Granville Drive,
HILLSBOROUGH,
BT26 6DE

Viewing by
appointment
through agent
028 9266 1700

- Excellent attractive detached home situated in the much sought after location only minutes from Hillsborough
- Fully renovated by the current owners and finished to a high standard
- Lounge with feature fire and bay window
- Open plan lounge/kitchen/dining to include integrated appliances and wood burning stove
- Utility/boot room and downstairs wc
- Four bedrooms, principal with modern ensuite shower room
- Family bathroom with four piece suite
- Gas under floor heating downstairs/electric under floor heating to bathroom and ensuite
- Gardens to front and enclosed to rear
- Detached garage and driveway parking for multiple cars
- Office to rear with store
- Early viewing recommended to fully appreciate this superb home
- Only minutes from Royal Hillsborough Village with motorway routes easily accessible and Belfast an easy commute



The Property Comprises:

Ground Floor

ENTRANCE HALL: Polished concrete floor, uPVC double glazed front door, under stairs storage.

LIVING ROOM: 12' 10" x 10' 7" (3.91m x 3.23m) Polished concrete floor, feature electric fire, bay window.



KITCHEN: 14' 7" x 11' 9" (4.44m x 3.58m) Single drainer sink unit with mixer taps. Integrated double oven and 5 ring gas hob and dishwasher. Range of modern high and low level units. Housing for American Fridge Freezer. Spotlights and polished concrete floor.

DINING AREA: 11' 5" x 10' 11" (3.48m x 3.33m) Double glazed French doors to garden.



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LOUNGE: 12' 9" x 11' 0" (3.89m x 3.35m) Wood burning stove.



UTILITY ROOM: 8' 11" x 8' 1" (2.72m x 2.46m) Plumbed for washing machine, feature sink unit, high and low level units.

DOWNSTAIRS W.C.: Low flush wc, feature sink unit.

First Floor

LANDING: Storage cupboard.



PRINCIPAL BEDROOM: 16' 2" x 12' 1" (4.93m x 3.68m) Built-in robes.

ENSUITE SHOWER ROOM: Pocket door, low flush wc, shower with drying area, wash hand basin, heated towel rail, spotlights and extractor fan, fully tiled.



BEDROOM (2): 11' 9" x 11' 0" (3.58m x 3.35m)



BEDROOM (3): 11' 0" x 10' 3" (3.35m x 3.12m)



BEDROOM (4): 11' 6" x 9' 3" (3.51m x 2.82m)



BATHROOM: Feature freestanding bath, shower attachment, low flush wc, feature vanity unit with wash hand basin, shower, tiled inset, heated towel rail, spotlights, part tiled walls.



Outside

Driveway parking for multiple cars, gardens to front in lawn.

GARAGE: 16' 4" x 13' 9" (4.98m x 4.19m)

GARDEN ROOM/OFFICE: 10' 3" x 9' 10" (3.12m x 3m) Laminate flooring, spotlights, store to rear.

Large patio area, light and power points. Raised garden to rear with mature plants and shrubs.



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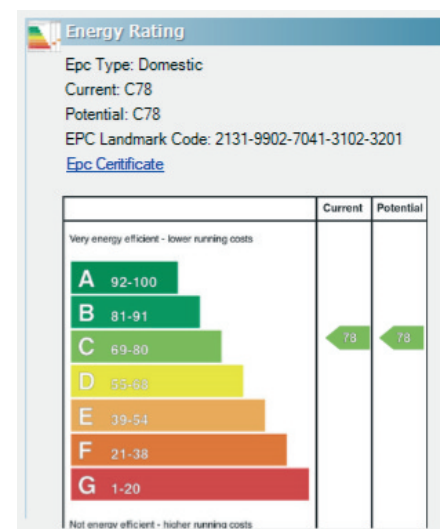
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Location:

From Hillsborough roundabout on A1 dual carriageway head into Hillsborough take 1st left into Camreagh, first right into Carnreagh Road and first left into Granville Drive.

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