



## 63 Carnbane Road,, Hillsborough, BT27 5NG

**Asking Price £985,000**

### A Perfect Location.

In a beautiful, tranquil countryside location, but conveniently close to all the activities and amenities family life requires.

Hillsborough is a charming town and provides excellent access to Belfast, Lisburn and the South. Recently bestowed the title Royal Hillsborough, the Forest and the Castle are but two of the many stunning attractions to this area.

Excellent road and bus networks make school drop-offs or shopping in the city effortless close.

### By Car

Hillsborough Forest - 5 minutes

Lisburn - 8 minutes

Belfast - 15 minutes

- New build residence extending to 3600sq ft
- Four bedrooms, principle with ensuite & dressing plus additional study room.
- Hidden pantry with custom built in storage
- 9ft high ceilings and large windows flood the home with natural light
- Site extending to 0.54 acres
- A fantastic location only 1.2 miles from Royal Hillsborough town centre
- A beautifully connected kitchen, living dining with south facing sliding doors, 2 Receptions
- Bespoke boot room
- Double garage with twin remote doors & additional 550 sq ft potential office space above
- Estimated EPC : Category A

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(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

## Specification

### TURNKEY FINISH

#### General

- \* Timberframe construction offers exceptional performance through well insulated and highly airtight design
- \* Estimated EPC: Category A
- \* Solar PV
- \* uPVC triple glazed windows with low-e energy filled gas
- \* Highly efficient gas fired boiler & Smart home heating system by Nest
- \* Mechanical Ventilation and Heat Recovery System
- \* Flooring includes choice of high quality carpets, tiles and high pressure laminates.

### PAINTED THROUGHOUT

- \* Six inch skirting and architrave (appx)
- \* All skirting and architrave painted
- \* All internal walls and ceilings painted
- \* High quality, solid panelled doors painted
- \* Chrome door furniture

### KITCHEN

- \* High quality units with a contemporary finish
- \* Quooker instant boiling water tap
- \* Soft close doors and drawers
- \* Large Island unit
- \* High Quality integrated appliances to include eye-level oven, dishwasher, fridge freezer and induction hob
- \* Hidden pantry with automatic LED lighting

### UTILITY ROOM

- \* High quality units with choice of doors and finishes

### BATHROOM & ENSUITE

- \* Modern sanitary ware and fittings
- \* Dual drench shower fittings to include overhead rain fitting and hand shower in ensuite and bathroom
- \* Thermostatically controlled showers
- \* Bespoke wall mounted vanity unit in main bathroom and ensuite
- \* Heated towel rail
- \* Tiled shower enclosure

### ELECTRICS

- \* Excellent range of TV, light and double sockets
- \* Internet connection points
- \* Telephone connection points

### OUTSIDE

- \* Garage included
- \* Rear external double socket
- \* Front and rear lighting
- \* Outside water tap fitted
- \* Decorative stone driveway
- \* Paved patio area to the rear

### SAFE & SECURE

- \* Security alarm system fitted
- \* Audio & visual front door bell
- \* Mains powered smoke alarms
- \* Mains powered carbon monoxide alarms
- \* 10 Year structural warranty cover

## Additional information

### Super-structure

Extremely well insulated timber frame, external concrete block and rendered finish provides the bones of the house.

Triple glazed windows and attention to detail is key to achieve a very air tight house.

Insulated, reinforced concrete floor with a deeper than normal sand and cement screed finish give a large thermal mass that retains its heat for longer.

### Renewable energy

With such an air tight house ventilation is key. The heat recovery and ventilation unit has a built in heat exchanger which transfers the heat from the stale air it is drawing out of your house and warms the fresh cool air drawn in.

Apart from massively reducing heat loss these systems also help sufferers of asthma and hay fever as the air change creates a healthier environment to live in.

The ultimate aim in our design is to create a home that is comfortable to live in and not sore on your wallet to run.

The system we use incorporates the latest innovations and far exceeds current building control standards.

Estimated EPC : A

## The accommodation comprises

### Entrance hall 17'2" x 9'0" (5.25 x 2.75)

High, 9ft ceilings (ground floor), large sliding doors doors and beautiful open plan that connects your main living area with your garden.

### W/C 6'5" x 6'5" (1.98 x 1.97)

### Lounge 18'8" x 18'4" (5.71 x 5.59)

### Kitchen/Dining/Living 36'3 x 18'10 (11.05m x 5.74m)

High quality units with a contemporary finish • Quartz Worktop • Quooker instant boiling water tap • Soft close doors and drawers • Large Island unit • High quality integrated appliances to include eye-level double oven, dishwasher, fridge/freezer, induction hob

### Pantry 11'3" x 6'5" (3.45 x 1.97)

Large hidden pantry with automatic lighting.

### Dining 18'10" x 10'1" (5.75 x 3.09)

### Living

### Rear Hall 11'6" x 5'8" (3.52 x 1.73)

### Snug 11'6" x 5'8" (3.52 x 1.73)

### 1st floor

### Principle Bedroom 18'4" x 11'0" (5.61 x 3.36)

### En-Suite 13'6" x 7'5" (4.12 x 2.27)

Modern sanitary ware and fittings • Dual drench shower fittings to include overhead rain fitting and hand shower in ensuite and bathroom.

• Thermostatically controlled showers • Bespoke wall mounted vanity unit in main bathroom and master ensuite

### Walk in Wardrobe 18'4" x 8'2" (5.59 x 2.51)

### Bedroom 2 14'6" x 12'7" (4.44 x 3.84)

At widest points

### Bedroom 3 12'7" x 10'10" (3.84 x 3.31)

### Bedroom 4 12'7" x 10'11" (3.84 x 3.34)

**Wardrobe (Possible en-suite) 12'7" x 4'1" (3.84 x 1.25)**

Can be converted to en-suite at an additional cost

**Study 12'7" x 6'0" (3.84 x 1.84)**

**Bathroom 12'7" x 11'6" (3.84 x 3.52)**

Modern sanitary ware and fittings • Dual drench shower fittings to include overhead rain fitting and hand shower in ensuite and bathroom.

• Thermostatically controlled showers • Bespoke wall mounted vanity unit in main bathroom and master ensuite

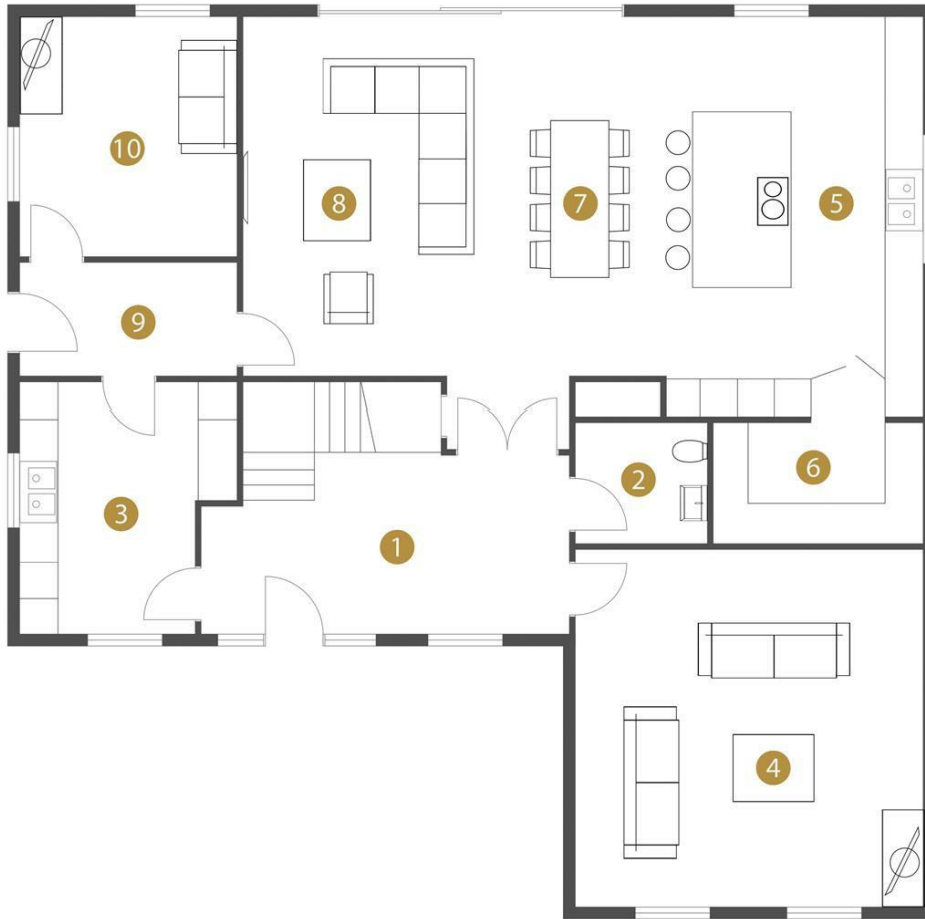
**MVHR / Linen 6'2" x 3'11" (1.89 x 1.2)**

**Linen 7'2" x 4'0" (2.2 x 1.24)**

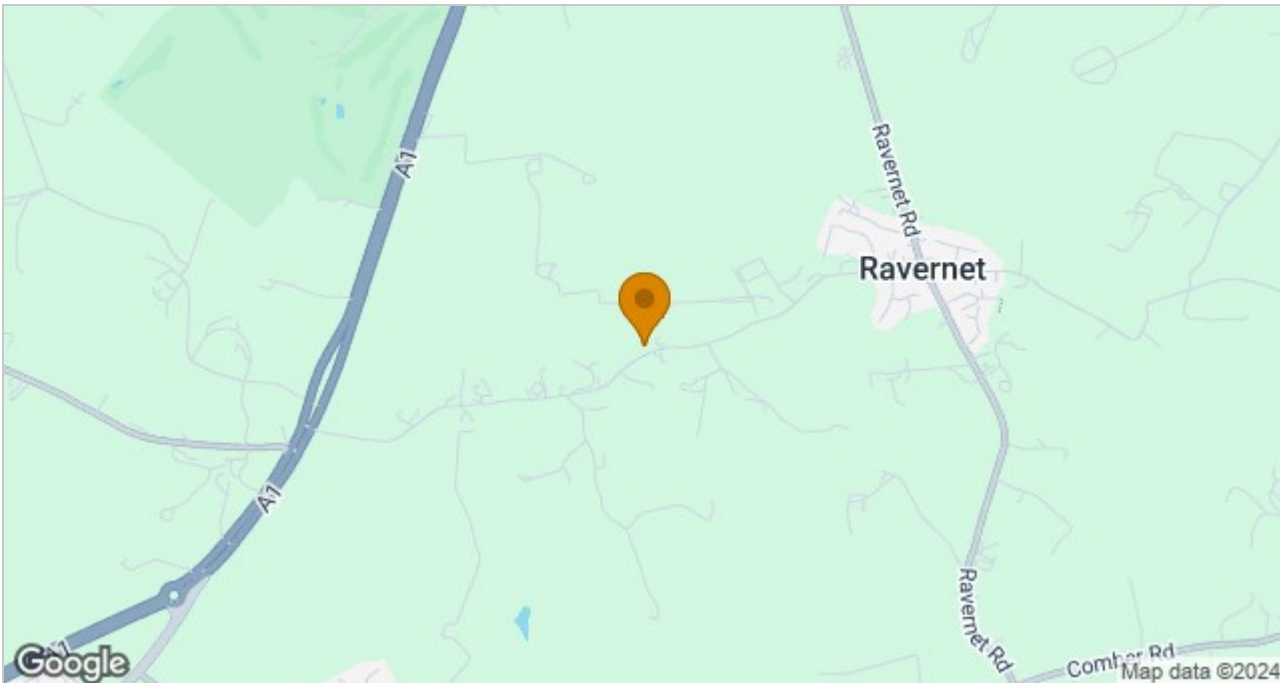
**Detached Double Garage**

Exterior staircase to first floor, potential office space.

## Floor Plan



## Area Map



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