



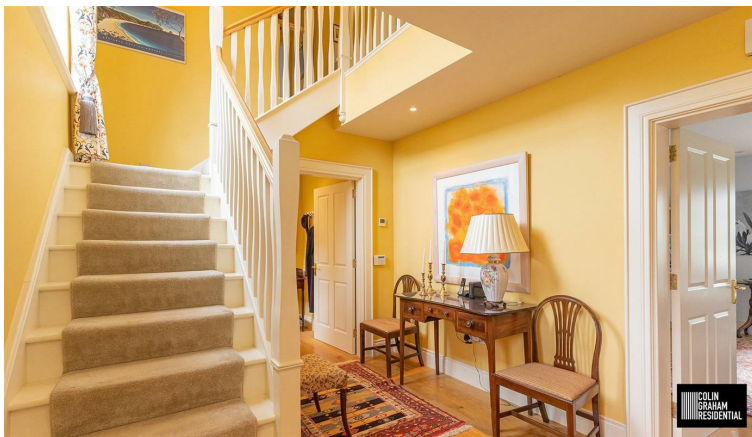
## 10 Governors Gate Meadow, Royal Hillsborough, BT26 6FY

- Impressive Detached Family Home
- Lounge; Wood Burning Stove
- Luxury Fitted Kitchen
- Deluxe Bathroom; Furnished Cloakroom
- Private Driveway; Double Garage
- Four Double Bedrooms; Two En Suite
- Kitchen Through Dining Room
- Sun Lounge
- Oil Heating (part underfloor); PVC Double Glazing
- Fully Landscaped Site; Open Aspect To Rear

Offers Over £650,000

EPC Rating





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, double glazed front door. Solid French oak flooring. Stairwell to gallery landing. Access to under stairs store. Feature height ceiling, continuing throughout remainder of home.

#### FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising floating vanity unit and concealed cistern WC. Solid French oak flooring.

#### LOUNGE 24'10" x 13'10"

Contemporary, wall recessed, Stovax wood burning stove with solid granite hearth. Solid French oak flooring. Dual aspect windows. Rural views to rear.

#### SUN LOUNGE 11'11" x 9'11"

Vaulted ceiling. Rural aspect to rear. PVC double glazed French door to rear garden. Solid French oak flooring. Open arch, leading to:



### **KITCHEN THROUGH DINING ROOM 25'4" x 14'4"**

Luxury fitted, Interior 360 kitchen with range of high and low level storage units with contrasting, solid quartz work surface. Matching island unit with breakfast bar area and contrasting solid quartz worktop. Inlaid stainless steel sink unit. Secondary preparation sink with Insinkerator waste disposal unit. Integrated, Siemens, touch screen induction hob, pyrolytic/self cleaning oven, pyrolytic/self cleaning combi microwave oven. and warming drawer. Integrated dishwasher, fridge and freezer. Solid quartz upstands to walls and sill. Solid French oak flooring.

### **REAR HALL**

Solid French oak flooring. Access to shelved store. Access to integral, double garage.

### **FIRST FLOOR**

### **GALLERY LANDING**

Access to walk in hot press.

### **PRINCIPAL BEDROOM 18'10" x 16'0" (wps)**

Range of fitted wardrobes and make up table. Rural aspect to rear.

### **DELUXE EN SUITE BATHROOM**

Contemporary, white, four piece suite comprising freestanding bath, separate oversized shower enclosure, floating vanity unit and concealed cistern WC. Thermostat controlled mains shower unit with drench shower head. Illuminated mirror over sink. Chrome towel radiators. Part tiling to walls. Tiled floor. Underfloor heating.

### **GUEST BEDROOM 13'5" x 12'6" (wps)**

Fitted wardrobes. Rural aspect to rear. Access to partially floored roof space via slingsby style ladder.

### **DELUXE EN SUITE SHOWER ROOM**

Contemporary, white, three piece suite comprising fully tiled shower enclosure, floating vanity unit and concealed cistern WC. Thermostat controlled mains shower unit with drench shower head. Illuminated mirror and splashback tiling over sink. Chrome towel radiator. Tiled floor.

### **BEDROOM 3 19'2" x 13'1" (plus bay)**

Rural aspect to rear. Solid oak flooring. Access to under eaves storage.

### **BEDROOM 4 12'3" x 9'0"**

Rural aspect to rear.

### **DELUXE FAMILY BATHROOM**

Contemporary, white, three piece suite comprising tile encased bath, floating vanity unit and concealed cistern WC. Splashback tiling to walls. Illuminated mirror over sink. Chrome towel radiator. Tiled floor.

### **EXTERNAL**

Front garden, finished in lawn and range of shrubs and trees.

Tiled entrance porch.

External lighting.

External power points front and rear.

Outside taps front and rear.

Electric operated gates leading to generous sized, private driveway area, finished in decorative stone.

Rear garden, finished in lawn, paved patio area and range of plants, trees and shrubbery.

Open aspect to rear.

### **INTEGRAL DOUBLE GARAGE 19'3" x 18'11"**

Power operated, up and over double door. Separate service door to rear hall.

Range of high and low level fitted storage units with work surface area stainless steel sink unit. Plumbed for automatic washing machine. Space for tumble dryer.

Power, light and oil fired central heating boiler. Tiled floor.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**





Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

**Bespoke, Alan Patterson Design, detached family home, occupying a prime site within the highly sought after Governors Gate development, Ballynahinch Road, Royal Hillsborough.**

**The property comprises entrance hall, furnished cloakroom, lounge, kitchen through dining room, sun lounge, four well-proportioned bedroom, to include principal and guest en suite bedrooms, in addition to deluxe family bathroom.**

**Externally, the property enjoys generous sized private driveway, with electric operated gates and finished in decorative stone, integral double garage with utility area, and gardens front and rear, finished in lawn, patio area, and range of plants, trees and shrubbery.**

**Other attributes include oil heating, underfloor heating to ground floor level and principal en suite shower room, PVC double glazing, exceptional specification throughout, immaculately maintained, and south facing rear garden with open aspect to rear.**

**Early viewing highly recommended.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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