



## 4 Harwich Mews, Hillsborough BT26 6RH Offers Over £375,000

A truly stunning, modern 3-Storey home on the outskirts in the highly regarded village of Hillsborough and within easy commuting distance of Lisburn and Belfast, and south bound towards Newry and Dublin, by car and bus.

Semi detached house | Extended to rear | Luxury finish throughout | Lounge with bay window | Open plan Kitchen/dining/living | 3 bedroom, principal with ensuite | Bathroom with separate shower | Utility room | Downstairs WC | Garden | Oil fired central heating | Double Glazing | FTTP broadband |

**028 9266 3396**  
admin@falloonestateagents.com



A truly stunning, modern 3-Storey home on the outskirts in the highly regarded village of Hillsborough and within easy commuting distance of Lisburn and Belfast, and south bound towards Newry and Dublin, by car and bus.

Beautifully extended, this property offers contemporary living, blending modern style with practical family living, ample open plan living space, and high-quality finishes throughout.

The ground floor accommodation briefly comprises entrance porch, a spacious lounge with bay window, and glazed doors to the stunning open plan kitchen /dining / living area, utility room and ground floor WC.

The first floor offers a principal bedroom with fitted robes and ensuite shower room, a second L shaped bedroom and luxury fully tiled main bathroom, with the second floor offering a large open plan 3rd bedroom with storage off

The sleek, modern kitchen /dining / living area is the hub of this fantastic property, with bifold doors to the low maintenance rear garden, ideal for entertaining or relaxing with family and friends.

Outside, the property offers double width parking in a pavior finish and a side path with electric entrance gate to a private, paved side and rear garden with brick built shed and space for hot tub.

The property has double glazed windows and a modern composite front door, PVC patio doors to the side and aluminium framed bi-folds at the rear, together with oil fired central heating which is complemented by solar panels for water heating.

For those seeking a modern, easily maintained home in the Hillsborough area this is a must-see property ideally located for that village lifestyle enjoying all of the attractions and amenities that are on the doorstep, including a host of renowned restaurants, bars, shops, the picturesque forest park, Hillsborough Castle, and the well respected Downshire Primary school for younger children.

Parking options: Driveway, Off Street  
Garden details: Private Garden, Rear Garden

#### **GROUND FLOOR :**

##### **Entrance hall**

Composite front door with glazed insets and side panels. Glazed oak inner door to lounge.

##### **Lounge**

w: 4.85m x l: 5.19m (w: 15' 11" x l: 17' )

Bay window. Provision for fireplace. Oak staircase with oak balustrade and inset glass panels. Spot lights. Double panelled radiator and contemporary vertical radiator.

##### **Kitchen/Dining/Family**

w: 5.64m x l: 6.66m (w: 18' 6" x l: 21' 10")

Exceptional range of modern high and low level units in gloss finish with corian worktops and upstands. Pan drawers. Larder cupboard. Island unit with inset 1.5 bowl stainless steel sink unit, 'Quooker' tap. Space for range style cooker. Stainless steel and glass extractor. Space for american style fridge/freezer. Dining area with patio doors to side garden. Family area with bifold doors to garden. Tiled floor.

Underfloor heating.



### Utility Room

Range of high and low level units. Corian worktop. Integrated microwave. Plumbed for washing machine. Underfloor heating. Door to rear garden.

### WC

Wash hand basin on vanity, mixer tap. Low flush WC. Spot lights. Extractor fan. Underfloor heating.

### FIRST FLOOR:

#### Landing

Spot lights. Contemporary radiator.

#### Bedroom 1

w: 3.67m x l: 4.86m (w: 12' x l: 15' 11")

Triple built in wardrobe. Spot lights. Double panelled radiator.

#### En-suite

Shower enclosure with chrome mixer shower. Wash hand basin on vanity, mixer tap. Low flush WC. Tiled floor. Fully tiled walls. Spot lights. LED mirror. Chrome towel radiator.

#### Bedroom 2

w: 4.38m x l: 4.95m (w: 14' 4" x l: 16' 3")

(L-shaped) Dual aspect windows. Spot lights. Double panelled radiator.

#### Bathroom

Panelled bath with mixer tap and shower fitting. Shower enclosure with dual rainhead and handheld fittings. Semi pedestal wash hand basin, mixer tap. Low flush WC. Full co-ordinated wall and floor tiling. Spot lights. LED mirror. Extractor fan. Contemporary vertical radiator with inset mirror.

### SECOND FLOOR:

#### Bedroom 3

w: 3.75m x l: 4.23m (w: 12' 4" x l: 13' 11")

Dual aspect windows. Spot lights. Double panelled radiator.

#### Store

Hot press with pressurised water tank (linked to solar panels).

#### Outside

Double width pavior parking to front.

Gate with intercom to paved side path.

Enclosed, low maintenance rear patio garden. Provision for hot tub (available by negotiation)

Oil fired central heating in housing. PVC oil storage tank.

#### Brick built shed

### Required info under Trading Standards Guidance

#### TENURE

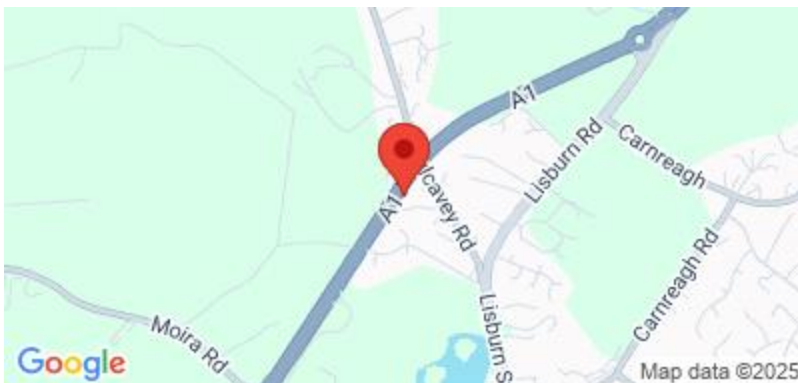
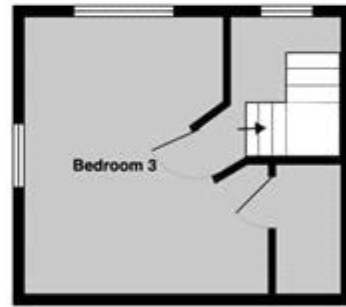
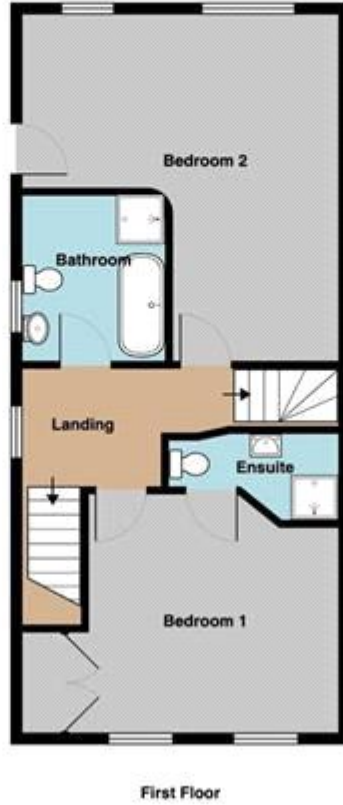
We have been advised the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

#### RATES PAYABLE

Details from the LPSNI website - rates payable of £1261.50



4, Harwich Mews, HILLSBOROUGH, BT26 6RH



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	71
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.