

TEMPLETON  
ROBINSON



10 Belgravia Court,  
Culcavy Road,  
Hillsborough,  
BT26 6TQ

Offers Over  
£649,950

Viewing by  
appointment with  
& through agent  
028 90 663030



Belgravia Court is an exclusive, small development built circa 3 years ago of detached properties located within the picturesque and historic village of Hillsborough with its host of boutiques, cafes, quaint pubs and restaurants. This beautiful four bedroom detached home is immaculately presented by the current owners and benefits from stunning, landscaped rear gardens.

Internally the property is finished to a high specification throughout and has many fine features to include; hand painted kitchen units, quartz work surfaces, luxury bathrooms, cornicing, part panelled walls.

Overall the accommodation provides two reception rooms, luxury kitchen open plan to dining room with access to the beautiful gardens. There are four bedrooms, two with ensembles and principal bedroom with fitted walk in wardrobe plus a family bathroom.

Externally there is driveway parking, detached garage with super home office to the rear ideal for hybrid working, stunning gardens in lawns, rail fencing to the front, composite sun terrace and additional side patio area.

This contemporary family home has so much to offer in the way of location, accommodation and specification and will undoubtedly impress.

- **Stunning Four Bedroom Detached Home which is Immaculately Finished By The Current Owners**
  - **Small Exclusive Development Walking Distance of Hillsborough Village**
  - **Entrance hall with Wood Panelling, Cloakroom wc, under stairs storage**
    - **Lounge with Marble Fireplace and Wood Burning Stove**
  - **Hand Painted Luxury Fitted Kitchen with Quartz work surfaces, Range of Built in Appliances; Fridge, Freezer, Dishwasher and Dual Control Wine Fridge**
  - **Open Plan to Dining Room and Family Room, Access to Delightful Rear Gardens**
    - **Utility Room**
- **Four Excellent Bedrooms: Principal with Ensuite and Fully Fitted Walk in Robe, Guest Bedroom with Ensuite**
  - **Modern Family Bathroom with Marble Tiles**
  - **Gas Heating, Underfloor on the Downstairs / Upvc Double Glazed Windows**
  - **Stunning Features Including; Corncicing, Tiled Floors, Wood Panelled Walls**
- **Enclosed & Private, Beautifully Landscaped Gardens in Lawns with Bordered Beds with an Array of Colourful Shrubs and Bushes, Composite Decked Patio, Side patio**
- **Front Gardens in Lawns with Black Railed Fencing, Driveway Parking with Electric Charging Point, Detached Garage and Super Home Office to the Rear**
- **Delightful Cul-de-sac Location Within Walking Distance of Royal Hillsborough Village and all the Delightful Boutiques, Cafes, Bars and Restaurants it has to Offer Alongside Hillsborough Park**
  - **Ideal Situation for a Commuter Going North or South**



The Property Comprises:

## Ground Floor

Composite front door and glazed side panels with fan light to:

ENTRANCE HALL: Tiled floor. Under stairs storage.

CLOAKROOM: White suite comprising low flush wc, vanity unit with wash hand basin, ceramic tiled floor, part tongue and groove walls, extractor fan.

LOUNGE: 17' 6" x 11' 11" (5.33m x 3.63m) (at widest points). Marble fireplace, wood burning stove, slate hearth, TV point over fireplace, tiled floor, cornice ceiling. Cafe style shutter.



FAMILY ROOM: 15' 6" x 11' 11" (4.72m x 3.63m) (at widest points). Tiled floor, cornice ceiling. Cafe style shutter. Open plan to:



DINING ROOM: 13' 0" x 12' 6" (3.96m x 3.81m) (at widest points). Cornice ceiling, gas stove, TV point above, tiled inset and wooden mantle, composite double doors to rear garden. Open plan to:



MODERN FITTED KITCHEN WITH CASUAL DINING AREA: 20' 8" x 12' 9" (6.3m x 3.89m) (at widest points). Hand painted range of high and low level units, quartz work surfaces and drainer, double Belfast sink, integrated dishwasher, space for range cooker, tiled splashback, extractor fan over, dual control wine fridge. Two integrated fridge/freezers, built-in larder cupboard, large island unit, quartz work surfaces, quartz upstand. Breakfast bar, integrated bin cupboards, tiled floor. Low voltage spotlights, cornice ceiling.



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UTILITY ROOM: 10' 6" x 6' 9" (3.2m x 2.06m) (at widest points). Range of high and low level units, work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer. Gas boiler. Built-in boot room area with storage seat and units, part tiled walls, ceramic tiled floor. Composite glazed door to rear.



## First Floor

LANDING: Part panelled walls, airing cupboard, access to 3/4 floored roofspace.

PRINCIPAL BEDROOM: 15' 3" x 12' 9" (4.65m x 3.89m) (at widest points). Cornice ceiling.

WALK-IN WARDROBE: Built-in units with rails, drawers and shelves. Part panelled walls.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled walk-in shower cubicle with drencher shower head, electric mirror, ceramic tiled floor, low voltage spotlights. Extractor fan.



BEDROOM (2): 11' 7" x 11' 7" (3.53m x 3.53m)

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled walk-in shower cubicle with drencher shower head, electric mirror, part tiled walls. Ceramic tiled floor, heated towel rail, low voltage spotlights, extractor fan.



BEDROOM (3): 11' 8" x 11' 5" (3.56m x 3.48m) Part panelled walls.



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BEDROOM (4): 11' 11" x 10' 0" (3.63m x 3.05m)



MODERN BATHROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle with drencher shower head, free standing bath with telephone hand shower, part marble tiled walls, marble tiled floor, electric mirror, low voltage spotlights. Extractor fan.



## Outside

Front garden in lawn with railed fencing, paved pathway and tarmac driveway with WiFi controlled lights and electric charging point.

DETACHED GARAGE: 19' 5" x 10' 1" (5.92m x 3.07m) (at widest points). Roller door.

HOME OFFICE: 9' 3" x 7' 5" (2.82m x 2.26m) Laminate wood effect floor, low voltage spotlights.

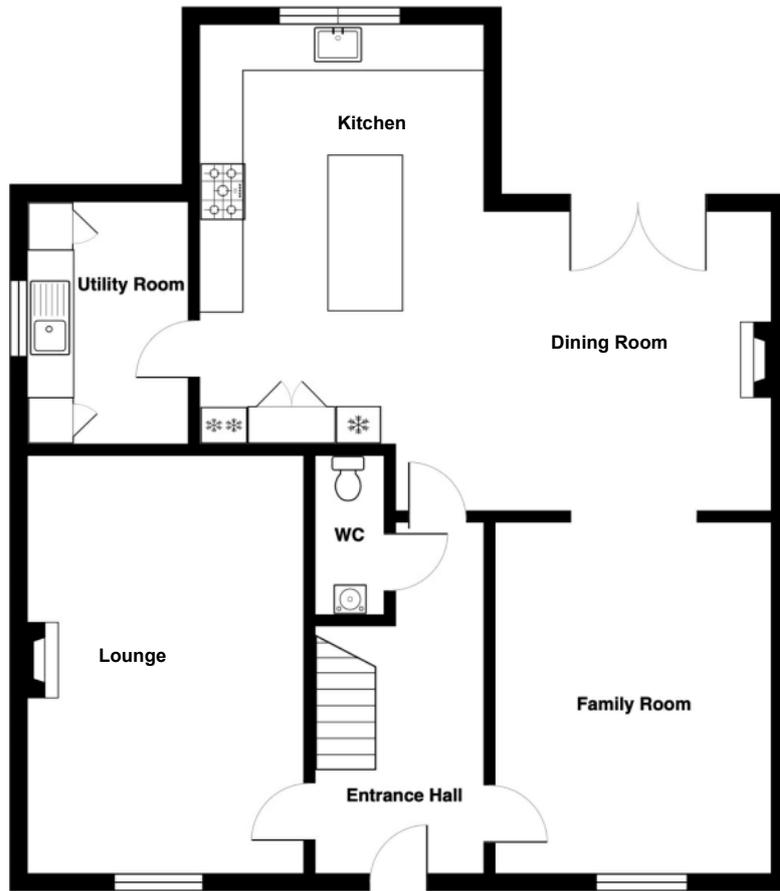
Private and enclosed excellent sized rear gardens in lawns with raised beds which are beautifully landscaped with shrubs and bushes. Composite sun terrace, paved patio and side paved garden, storage area, outside hot and cold taps and WiFi controlled lighting.

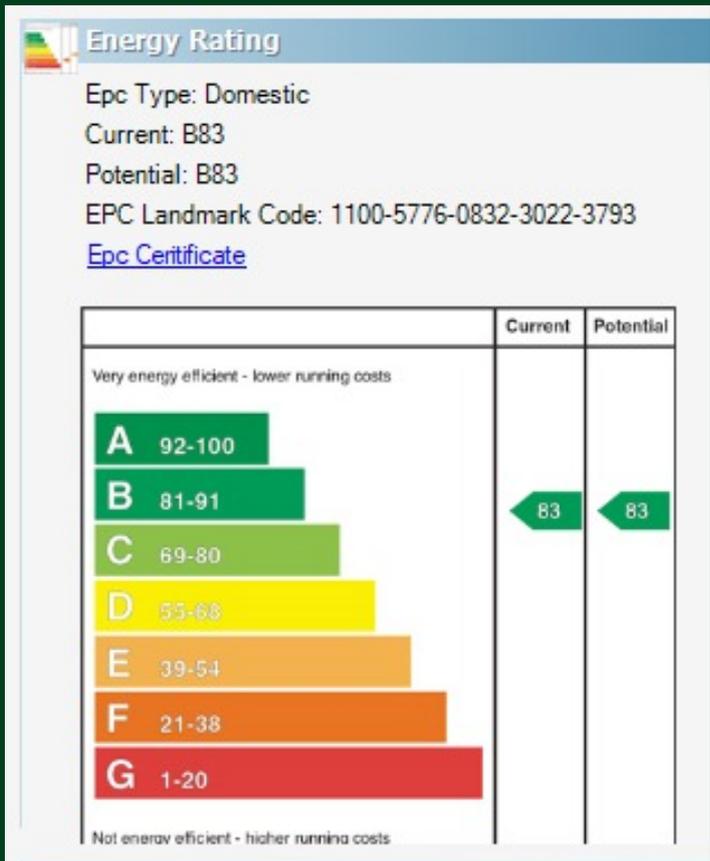




Location:

From Hillsborough roundabout heading towards the village, turn right into Culcavy Road and Belgravia Court is on the right hand side.





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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