



## **26 ST. JAMES PLACE, HILLSBOROUGH, BT26 6TL**



- A Most Outstanding And Exceptionally Well Presented Detached Property Occupying A Prime Setting With This Highly Desirable Residential Location
- Lounge With Feature Acoustic Wall And Bay Window
- Luxury Kitchen And Dining Area With Range Of Integrated Appliances And Patio Doors
- Three Bedrooms With Range Of Built In Furniture
- Luxury Shower Room En Suite With Chrome Finish Heated Towel Rail
- Luxury Bathroom With Chrome Finish Heated Towel Rail
- Enclosed And Private Rear Garden With Paved Patio Area / Tarmac Parking Area For Two Cars

**PRICE: OFFERS IN THE REGION OF £249,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING B84**

**REF:DLI2052620HG**

- Oil Fired Central Heating With Grant Condensing Boiler
- PVC Double Glazed Windows And Composite Entrance Door
- Excellent B84 Energy Efficiency Rating
- A stunning detached family home pleasantly situated within this popular location close to Royal Hillsborough Village, A1 dual carriageway, Sprucefield and Moira, we strongly recommend early viewing.



## ACCOMMODATION

Measurements are approximate

### ENTRANCE HALL:

Composite double glazed entrance door and side panel. Wood effect ceramic tiled floor.



### CLOAKROOM:

Low flush suite. Close couple low flush WC. Pedestal wash hand basin. Mono style mixer tap. Tiled splashback. Ceramic tiled floor.



### LOUNGE:

**4.95m (16'3") x 3.20m (10'6")**

Measurements taken into bay window. Feature oak acoustic wall with concealed wiring for wall mounted TV.



### LUXURY KITCHEN AND DINING AREA:

**5.6m (18'4") x 4.52m (14'10")**

Measurement taken to widest points. Excellent range of high and low level units. Granite effect round edge work surfaces. Composite single drainer bowl and a half sink unit. Quooker boiling water tap not included but available by separate negotiation. Integrated oven and ceramic touch control hob. Extractor hood in stainless steel canopy. Part tiled walls. Ceramic tiled floor. Integrated fridge freezer, dishwasher and washing machine. PVC double glazed patio doors leading to patio and private rear garden.



## FIRST FLOOR:

### **BEDROOM (1): 3.70m (12'2") x 3.24m (10'8")**

Measurement to include range of built in robes. Pleasant outlook over rear garden and fields beyond.



**LUXURY SHOWER ROOM EN-SUITE:** Large shower cubicle. Thermostatic shower. Close couple low flush WC. Vanity unit with wash hand basin. Mono style mixer tap. Tiled splashback. Bathroom cabinet with mirror door and down lighting. Chrome finish heated towel rail. Recessed spotlights.



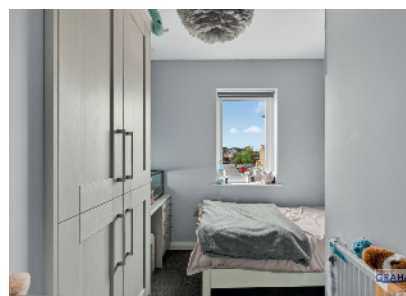
### **BEDROOM (2): 4.23m (13'11") x 3.00m (9'10")**

Measurements taken to widest points and to include built in robes and desk unit.



### **BEDROOM (3): 3.07m (10'1") x 3.06m (10'0")**

Measurement taken to widest points and to include built in robe.



**LUXURY BATHROOM:** White suite. Panelled bath. Mixer tap, shower attachment and shower screen. Vanity unit with wash hand basin and mono style mixer tap. Tiled splashback. Bathroom cabinet with mirror door and down lighting. Close couple low flush WC. Part tiled walls. Ceramic tiled floor. Chrome finish heated towel rail. Recessed spotlights. Separate hotpress on landing.

**OUTSIDE:** Tarmac parking area to front for two cars. Enclosed and private rear garden laid in artificial grass. Brick set patio area. Grant condensing type oil fired boiler.

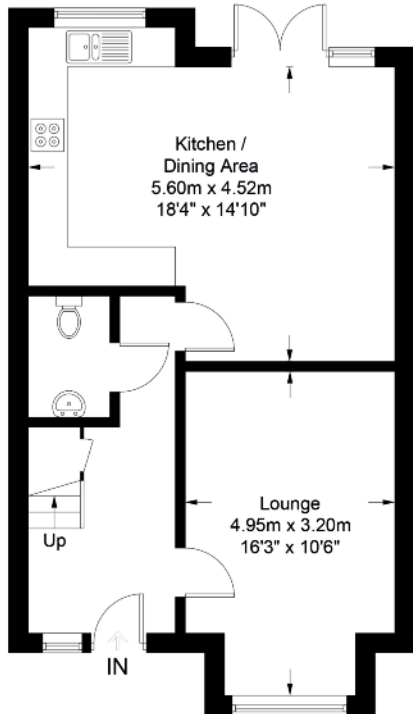
**TENURE:** We have been advised the tenure for this property is assumed freehold, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:** For period April 2026 to March 2027 £1,334

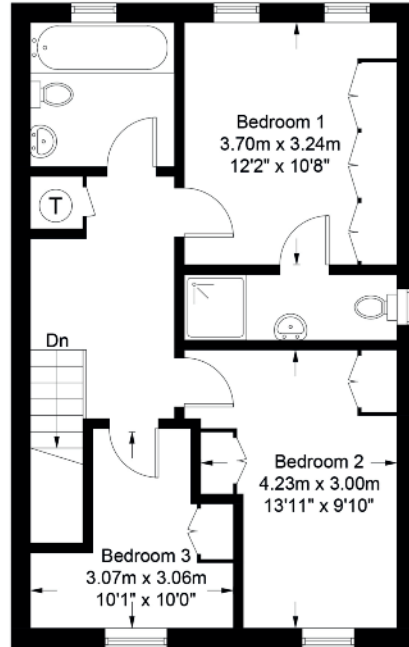
**DIRECTIONS:** From A1 dual carriageway proceed along Moira Road then turn right into St. James Road, St. James Place is first on the right.



**26 St James Place, Hillsborough**



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1300121)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

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