



CR

63 CARNBANE ROAD
HILLSBOROUGH

ELEVATED LUXURY





63 CARNBANE ROAD
HILLSBOROUGH

OPEN PLAN
DESIGN
3,600 SQ|FT

Additional 550sq.ft office above garage





HOME

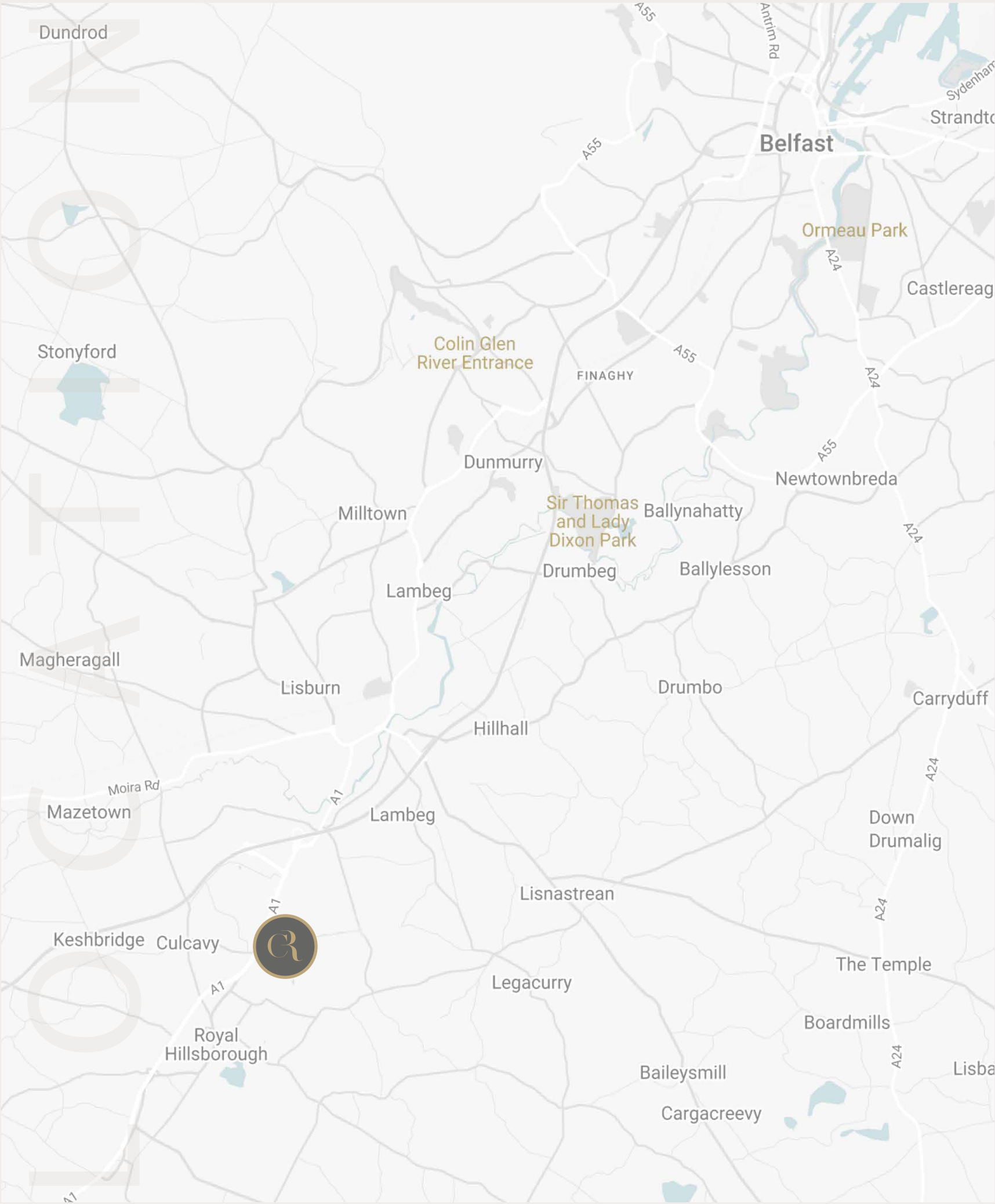
3600SQ.FT

4 BED + STUDY

OPEN PLAN LIVING

DOUBLE GARAGE





A Perfect Location.

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

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

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



HILLSBOROUGH FOREST - 5MINS

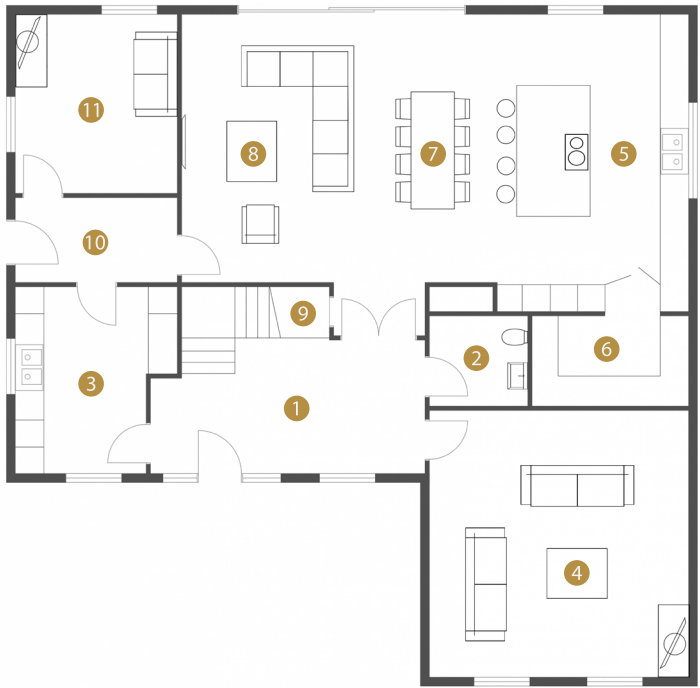
LISBURN - 8MINS

BELFAST - 15MINS





South Facing Patio



3600 sq.ft.

4 Bedroom plus study

- | | |
|-----------------------|-----------------|
| 1. Hall | 5.2m x 4.1m max |
| 2. WC | 2.0m x 1.9m |
| 3. Bootroom / Utility | 3.5m x 3.9m max |
| 4. Lounge | 5.6m x 5.7m |
| 5. Kitchen | 4.2m x 5.7m |
| 6. Pantry | 3.5m x 2.0m |
| 7. Dining | 2.9m x 5.7m |
| 8. Living | 3.7m x 5.7m |
| 9. Store | 0.8m x 1.0m |
| 10. Back Hallway | 3.5m x 1.7m |
| 11. Snug | 3.5m x 3.9m |
| 12. Master Bedroom | 5.6m x 3.35m |
| 13. Ensuite | 4.1m x 2.27m |
| 14. Walk-in Wardrobe | 5.6m 2.5m |
| 15. Bedroom | 3.3m x 3.8m |
| 16. Walk-in Wardrobe | 1.2m x 3.8m |
| 17. Bedroom | 3.3m x 3.8m |
| 18. Bedroom | 3.8m x 3.5m |
| 19. Bathroom | 3.5m x 3.8m |
| 20. Study | 1.8m x 3.8m max |
| 21. Store | 1.2m x 1.8m |
| 22. Linen | 1.2m x 2.1m |





Turn-key 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 argon filled gas
- Highly efficient gas fired boiler
- Mechanical Ventilation and Heat Recovery System
- Flooring includes choice of high quality carpets, tiles and engineered wood.

PAINTED THROUGHOUT

- Six inch skirting and three inch architrave (appx)
- All skirting and archatraves 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 double oven, dishwasher, fridge/freezer, 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 socket points
- 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



Superior Energy Efficiency

- **Heat Recovery and Mechanical Ventilation**
(Built in filters to reduce contaminates and pollens in the air)
- **Solar PV Panels**
- **Insulated Structural Floor**
- **Thermally Efficient and Highly Air-tight Timberframe**

All designed to create a healthy, energy efficient home with minimal running costs.

MODERN COMFORT



Smart Home Heating System



Solar PV



DUAL DRENCH SHOWER HEAD, RAIN SHOWER FEATURE



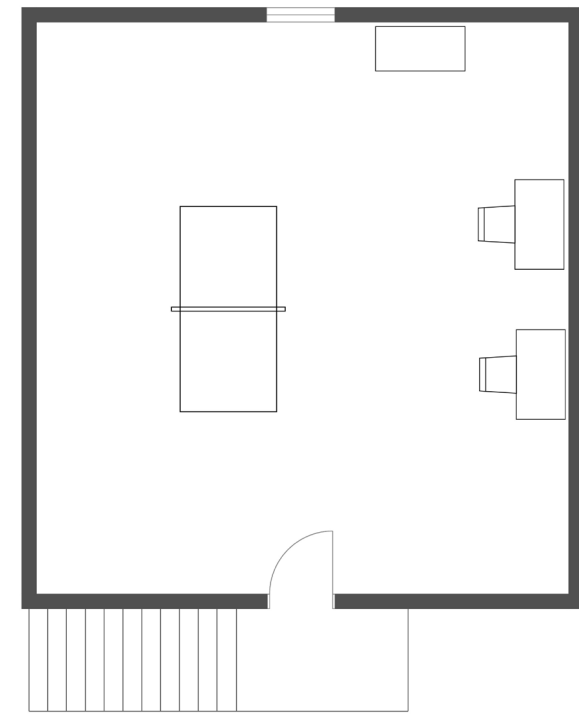
KITCHEN

- Island Unit
- Eye-level Double Oven
- Integrated quality appliances



Master Bedroom, with walk-in wardrobe and ensuite

Office / Game Room



A space for work and play

550 sq.ft
(6.9 x 7.4m)



THOMAS MOORE

HOME BUILDER

Thomas Moore Homes are dedicated to producing highly energy-efficient homes that go a long way to reducing running costs for our clients and creating wonderful places to live.

For all other information and enquiries please go to:

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