GERARD MCCLINTON
ESTATE AGENT



41A Drumview Road, Lisburn, BT27 6YF

Offers in the region of £895,000

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- Impressive 5200sqft Detached Residence Entered Via Electric Gates and Sweeping Driveway
- 2 En Suites - 2 Shower Rooms - Ground Floor Wet Room & Separate WC
- Upgraded Sleek Designer Kitchen with Stone Worktop, Breakfast Bar and Range of Appliances
- High Spec Home with Marble Flooring, Bespoke Staircases, Vaulted Ceilings, Underfloor Heating, Digital Lighting
- Integral Double Garage Plus Large Detached Outbuilding / Garage, Ideal For Stables, Gym, Home Office
- 6 Bedrooms Plus Study - Master Suite with Balcony, Dressing Room & En Suite
- 4 Sitting Rooms inc Spectacular Family Dining Kitchen Room
- Separate Utility Room with Excellent Storage & Laundry Shoot
- Set on Circa 3.5 Acre Plot, South Westerly Facing Rear Garden & Paddock
- An Exceptional Property of Outstanding Quality - For a Private Viewing Contact Gerard on 02890992884

Some homes are impressive. Others are truly exceptional. 41A Drumview Road is firmly in the latter category.

Set within approximately 3.5 acres of beautifully maintained grounds, this magnificent six-bedroom residence offers around 5,200 sq ft of luxurious accommodation, combining contemporary elegance with the freedom and privacy of countryside living.

From the moment you arrive, the scale and quality of this remarkable home become apparent.

Inside, four beautifully proportioned sitting rooms provide an abundance of space for family life, formal entertaining and quiet relaxation, while the spectacular designer kitchen takes centre stage. Beautifully finished with bespoke-style cabinetry, premium appliances, extensive worktops and superb attention to detail, this is a kitchen designed to impress and a wonderful setting for bringing family and friends together.

Six generous bedrooms and six bathrooms provide exceptional accommodation, with the principal suite offering a genuine touch of luxury. Triple-aspect glazing, a private balcony overlooking the gardens, an extensive his-and-hers dressing room and a beautifully appointed en-suite create an outstanding private retreat.

A second bedroom suite enjoys its own walk-in dressing room and access to a stunning bathroom featuring marble flooring, a freestanding bath and frameless shower.

Outside, the grounds are equally impressive. Sweeping tarmac driveways, landscaped gardens and a substantial paddock create a wonderful sense of space, privacy and possibility.





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Entrance Porch	6'9" x 4'8" (2.08 x 1.43)
Reception Hall	26'2" x 19'8" (8 x 6)
Cloaks Area	5'10" x 3'7" (1.8 x 1.1)
WC	
Lounge	25'8" x 15'5" (7.84 x 4.7)
Dining Room	19'4" x 13'1" (5.9 x 4)
Family Room	17'4" x 15'5" (5.3 x 4.7)
Open Plan Kitchen, Dining & Family Room	33'5" x 18'0" (10.2 x 5.5)
Inner Rear Hallway	
Utility	16'0" x 13'9" (4.9 x 4.2)
Integrated Double Garage	29'2" x 19'8" (8.9 x 6)
Wet Room	7'4" x 7'2" (2.25 x 2.2)
First Floor Gallery Landing	
Master Bedroom	22'11" x 13'1" (7 x 4)



"His & Hers" Dressing Room	8'10" x 7'10" (2.7 x 2.4)
En Suite	8'10" x 8'2" (2.7 x 2.5)
Bedroom 2	16'4" x 11'9" (5 x 3.6)
Dressing Room	7'10" x 7'2" (2.4 x 2.2)
Family Bathroom	12'9" x 10'2" (3.9 x 3.1)
2nd Rear Gallery Landing	
Bedroom 3	16'4" x 11'5" (5 x 3.5)
Shower Room	9'10" x 5'6" (3 x 1.7)
Bedroom 4	16'4" x 11'5" (5 x 3.5)
Shower Room	
Bedroom 5	16'4" x 11'5" (5 x 3.5)
Bedroom 6	16'4" x 11'5" (5 x 3.5)
Study	14'1" x 8'2" (4.3 x 2.5)
Outside	
Detached Garage / Workshop	46'3" x 18'4" (14.1 x 5.6)
Store / workshop	19'0" x 15'1" (5.8 x 4.6)

Directions

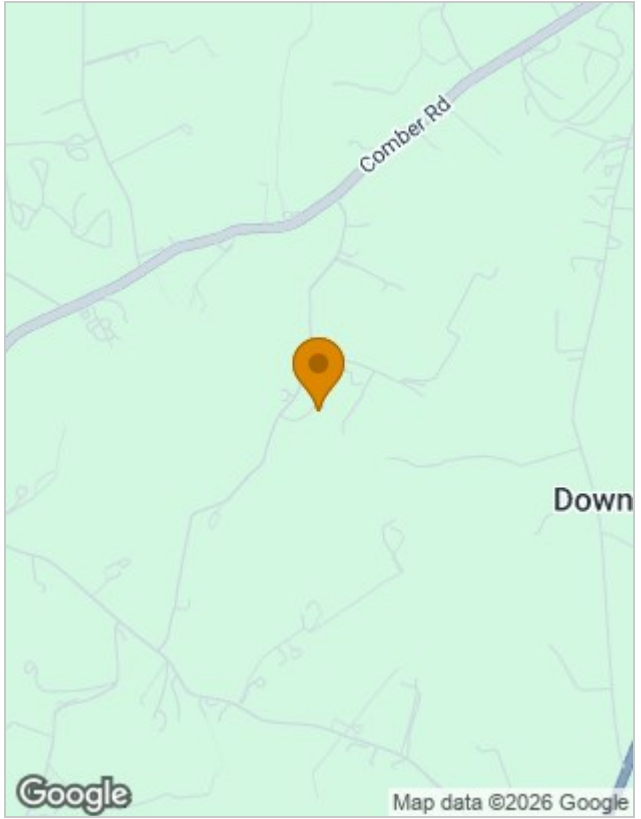



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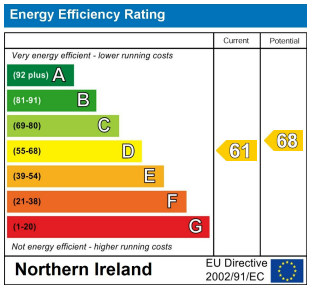
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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