



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

65 Drumcree Road

Portadown

BT62 1PE

| | |
|-----------|---|
| Bedroom | 5 |
| Reception | 2 |
| Bathroom | 3 |



Beautiful detached family home with garage set within C.1.9 acres of wonderfully private gardens

Offers in Excess of: £395,000

Viewing strictly by appointment only

Opening Times

Monday to Friday 9:00am - 5.30pm

Saturday 10:00am - 12.00pm

Sunday Closed

Open during lunchtime

028 3833 1111

www.joyceclarke.team

sales@joyceclarke.team

2 West Street, Portadown, BT62 3PD



JOYCE CLARKE

TAKING YOU HOME

65 Drumcree Road, Portadown is a wonderful family home set within a superb site extending to approximately 1.9 acres of mature gardens benefitting from excellent privacy. This well planned property offers flexible accommodation with four double bedrooms to the ground floor, master has built in robes and en suite shower room. Relax in the spacious living room with bay window overlooking the garden, and feature recessed wall mounted gas fire, This leads to the dining room making this a wonderfully social area for entertaining family and friends. The kitchen is the heart of every home, and this one is well planned out with excellent storage and plenty of room for dining table and living area. It leads to a utility room. The family bathroom is quite the showpiece, with a modern four piece suite to include free standing bath and rimless shower enclosure. On the first floor there is an open plan area ideal for a home office. There is a double bedroom upstairs with walk in wardrobe and shower room, making this ideal for a guest bedroom. An integral garage is a great asset, and this one is a fantastic size complete with motorised roller door. The gardens are quite special, with a mix of mature plants and trees in addition to an extensive lawn area, all of which enjoy great privacy.



- Open plan kitchen diner leading into separate dining room
- Spacious living room with wall mounted gas fire and bay window
- Dining room open plan to living room, with beautiful views of the garden
- Stunning bathroom suite with free standing bath and rimless shower
- Master bedroom with en suite and built in storage
- Four double bedrooms to ground floor
- Open plan office area to first floor
- Double bedroom with walk in wardrobe and shower room to first floor
- Integral garage with electric roller door
- Set upon fantastic site extending to C1.9 acres with excellent privacy



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | 43 E |
| 21-38 | F | 37 F | |
| 1-20 | G | | |

ENTRANCE HALL

Composite and glass entrance door with glazed side panel, leading to hallway. Tiled flooring. Double panel radiator. Double door storage closet.

LIVING ROOM

4.01m x 6.45m (13' 2" x 21' 2") (MAX - into bay)
Front aspect living room with bay window. Wall mounted recessed gas fire. Laminate flooring. TV point. Cornicing and ceiling rose. Open to dining room.

DINING ROOM

2.93m x 4.00m (9' 7" x 13' 1")
Open to living room. Wooden flooring. Single panel radiator. Access door to kitchen

KITCHEN, DINING, LIVING

3.46m x 6.10m (11' 4" x 20' 0")
Range of high and low cream storage units with glazed display cabinet. Integrated dish washer, oven and four ring ceramic hob with stainless steel extractor over. One and a half bowl sink & drainer. Tiled floor. Double panel radiator.

UTILITY ROOM

2.08m x 3.45m (6' 10" x 11' 4")
High and low level storage units. Space for tumble dryer and washing machine. uPVC door to rear.

FAMILY BATHROOM

2.65m x 3.43m (8' 8" x 11' 3")
Stunning four piece suite comprising of free standing bath with centre mixer tap. Rimless shower enclosure with Triton electric shower. Basin with mixer tap and vanity unit below. Back to wall dual flush WC. Single panel radiator. Tiled floor, part tiled walls.

MASTER BEDROOM

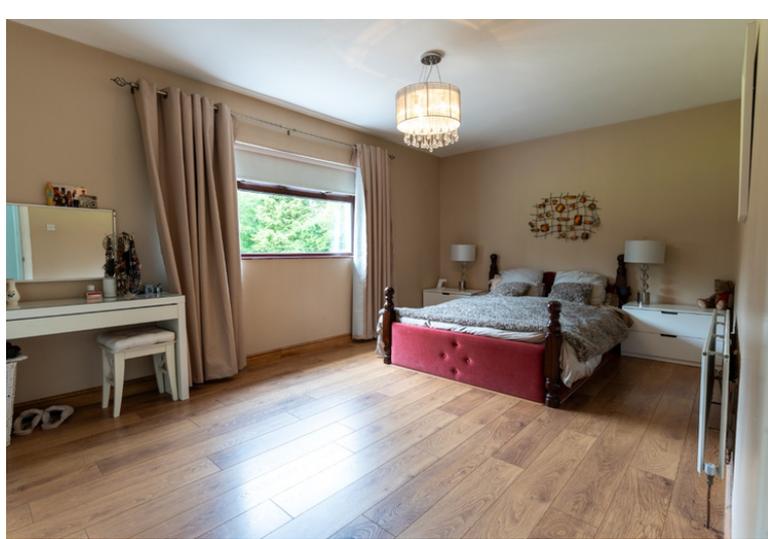
3.44m x 5.25m (11' 3" x 17' 3")
Rear aspect double bedroom. Laminate flooring. Double panel radiator

ENSUITE/DRESSING ROOM

1.82m x 2.77m (6' 0" x 9' 1")
Bespoke fitting robes with sliding doors. Corner shower with Mira Vigour electric shower. Basin with mixer tap and vanity unit below. Back to wall dual flush WC. Laminate flooring. Heated towel rail.

BEDROOM TWO

3.56m x 3.00m (11' 8" x 9' 10")
Front aspect double bedroom. Laminate flooring. Single panel radiator.



BEDROOM THREE

2.99m x 3.55m (9' 10" x 11' 8")

Front aspect double bedroom. Laminate flooring. Single panel radiator.

BEDROOM FOUR

2.42m x 3.55m (7' 11" x 11' 8")

Front aspect double bedroom. Laminate flooring. Single panel radiator.

INTEGRAL GARAGE

4.01m x 8.88m (13' 2" x 29' 2")

Automated roller door. Side window. Pedestrian door. Gas boiler. Pressurised water system. Power. Light. Access to roofspace

FIRST FLOOR

3.41m x 4.76m (11' 2" x 15' 7")

Open plan area ideal for home office. Laminate flooring. Double panel radiator.

BEDROOM FIVE

4.82m x 3.41m (15' 10" x 11' 2") (MAX)

Front aspect double bedroom. Laminate flooring. Single panel radiator.

WALK IN WARDROBE

1.28m x 2.62m (4' 2" x 8' 7")

Access to eaves

ENSUITE

2.00m x 1.84m (6' 7" x 6' 0")

Corner shower cubicle with Creada spray electric shower. Pedestal style sink. WC. Laminate flooring. Single panel radiator.

OUTSIDE

GARDENS

Extensive paved patio. Lawn bordered with mature trees. Outside tap. Paved pathway.

PADDOCK

Field opposite property is approximately 1.4 acres (option to be purchased separately)



We endeavour to make our sales details accurate and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. Artists' impressions are for illustrative purposes only. All details including materials, finishes etc.