



# 40 Hampton Rise , Dromore, BT25 1LX £239,950

Nestled in the sought-after area of Hampton Rise, Dromore, this charming detached bungalow presents an exceptional opportunity for those seeking a comfortable and spacious home. Boasting three well-proportioned bedrooms, with the potential to convert a fourth, this property is ideal for families or those looking for extra space.

The bungalow features a generous reception room, perfect for entertaining guests or enjoying quiet evenings with family. The layout is thoughtfully designed, ensuring a seamless flow throughout the living spaces. With three bathrooms, convenience is at the forefront, catering to the needs of a busy household.

One of the standout features of this property is the extra-large rear garden, which is fully enclosed, providing a safe and private outdoor space for children to play or for hosting summer gatherings. The expansive garden offers endless possibilities for gardening enthusiasts or those who simply wish to enjoy the tranquillity of their surroundings.

Additionally, the property benefits from a driveway and a double garage, providing ample parking and storage solutions. The superb plot enhances the appeal of this home, making it a rare find in such a desirable location.

In summary, this detached bungalow in Hampton Rise is a wonderful opportunity for anyone looking

- Spacious Detached Bungalow
- 3/4 Double Bedrooms
- Large Split Level Family Living Room
- Bright & Airy Kitchen
- White Family Bathroom Suite
- Additional Shower Room & W/C
- Large Driveway & Double Garage
- Extra Large Private Rear Enclosed Garden
- Massive Potential In A Desirable Area
- Book Viewings Now By Calling Cairns & Downing On 02896223011

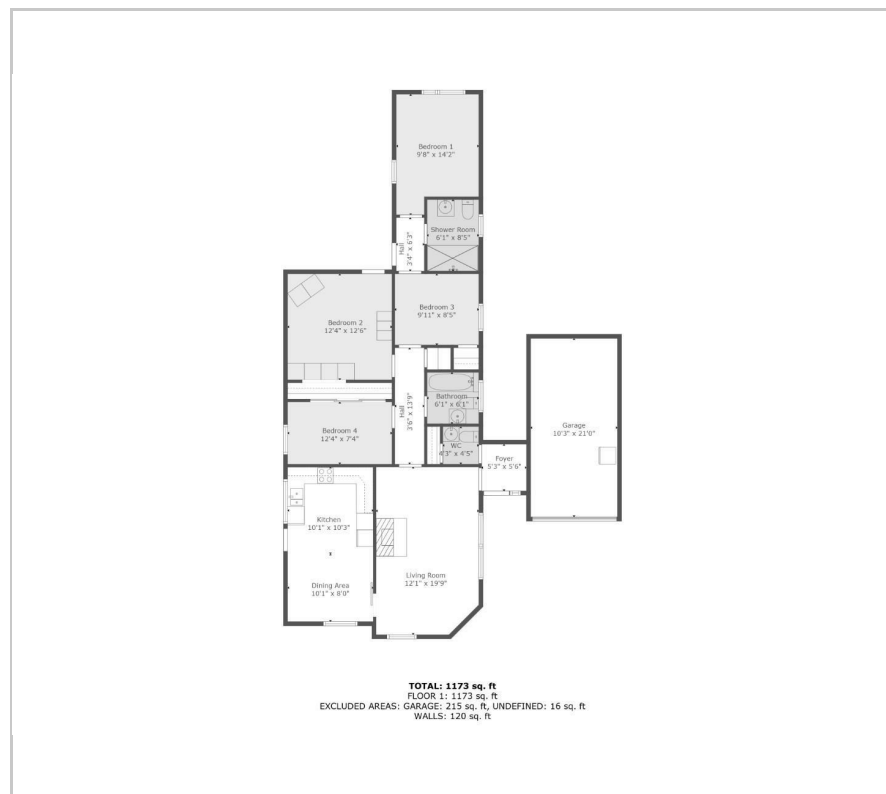
## Viewing

Please contact our Cairns and Downing Office on 02896 223 011 if you wish to arrange a viewing appointment for this property or require further information.





## Floor Plan



## Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		41	60
<p><b>Northern Ireland</b></p>		EU Directive	EU Directive



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