



Jacobs Hollow, 55 Drumbo Road, Lisburn, BT27 5TX

Asking Price £950,000

Drumbo Road, is a popular residential location that provides a perfect mix of providing rural backdrop whilst offering easy access to Lisburn, Malone, Carryduff and South East Belfast, for commuting to work and schools, as well as having the Lagan Tow Path and the Giants Ring on your door step for picturesque walks.

Jacobs Hollow consists of two magnificently detailed family homes of approximately 3000 sq ft finished to an exceptional standard. Internal accommodation comprises, a glazed reception hall with cloakroom and w/c, that provides access to all areas of the property. The kitchen / dining / Living area will be one of the stand out areas of the property with a vaulted ceiling and atrium roof light to maximise the feeling of space and natural light, wood burning stove to the living area, walk-in larder/ pantry and utility / boot room.

Also on the ground floor is a spacious lounge with finishing details to include wooden panelling and wood burning stove, study, two bedrooms both en-suite and one that also benefits from a walk-in dressing area. Upstairs there are a further two bedrooms, both with en-suite.

Outside the property is approached via sweeping shared driveway that provides access to private driveway that leads to Detached Garage. The private gardens front side and rear will be landscaped with a mix of grass and patio areas.

- New Build Detached Home
- Four Bedrooms, All En-Suite
- Spacious Lounge & Study
- Detached Garage
- Gardens front and Rear
- Approximately 3000 sq ft
- Fantastic Kitchen Dining Living With Vaulted Ceilings
- Driveway With Parking
- Oil Heating /Double Glazing
- Exceptional Views To The Rear

Energy Efficiency Rating		Current	Potential
Key: energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

The Accommodation Comprises

The central reception hall provides access to all areas of the house.

To the right upon entering is the Kitchen dining / living area with vaulted ceiling complimented by large atrium roof light, in conjunction with the other glazing and double doors, floods this area with natural light. To the rear of the kitchen is a walk in larder and utility room.

From Reception Hall



Fantastic Kitchen Dining Living 36'3 x 18'6 (11.05m x 5.64m)



A fantastic open plan space with vaulted ceiling complimented by large atrium roof light, in conjunction with the other glazing and double doors, floods this area with natural light. To the rear of the kitchen is a walk in larder and utility room.

Luxury in-frame hand painted shaker style kitchen, pantry and utility from Manor House Kitchens.

30mm quartz worktops with upstands & splashback Waterfall edge detail to island with concealed lighting and polished returns. Quartz shelf to breakfast cabinet Panelled ends to exposed gables Quooker fusion boiling water tap Rangemaster Elise 110 induction cooker,

Wood Burning Stove to be installed.



Walk-in Pantry 7'9 x 7'4 (2.36m x 2.24m)



Wine cooler and wine rack, Solid Oak floating shelves

Utility Room 10'0 x 8'3 (3.05m x 2.51m)

Living Room 18'0 x 18'0 (5.49m x 5.49m)



Study 11'7 x 8'8 (3.53m x 2.64m)

At widest points

Master Bedroom 18'9 x 12'1 (5.72m x 3.68m)



Dressing area 9'6 x 7'2 (2.90m x 2.18m)

En-suite bathroom 10'9 x 9'6 (3.28m x 2.90m)



Bedroom Two 13'6 x 11'6 (4.11m x 3.51m)

En-Suite 10'0 x 3'9 (3.05m x 1.14m)

First floor

Bedroom Three 16'2 x 14'0 (4.93m x 4.27m)



En-Suite 10'0 x 3'9 (3.05m x 1.14m)

Bedroom Four 18'3 x 18'0 (5.56m x 5.49m)

At widest points

En-Suite 7'4 x 6'6 (2.24m x 1.98m)

Outside

Detached Garage 18'6 x 15'4 (5.64m x 4.67m)

Double wood panelled doors. Light and power. Housing oil boiler.

Additional specification

EXTERNAL FEATURES

Sliding Sash Windows

Granite Cills
Traditional Slate Roof
Natural Stone Feature Walls
Traditional Hardwood Front Door
Electric Remote Controlled Entrance Gates
Surfaced Driveway
Planting and Hedging to Boundaries
Lawn Areas Sown In Grass Seed\

INTERNAL FEATURES

Solid concrete flooring to ground and first floors
Deep moulded skirting boards and architraves - painted
Traditional internal doors
Luxury Wood Burning Stove to Kitchen area
Master bedroom Dressing Room
Wooden panelling to lounge
Glass and panelled Reception area

ELECTRICAL

Cat 6 cabling points to all reception rooms and bedrooms
External security lighting points
Garden electrical circuits
External sockets
CCTV wiring
LD2 fire alarm system
Grade 2 intruder alarm system
Electric Vehicle charging point

HEATING

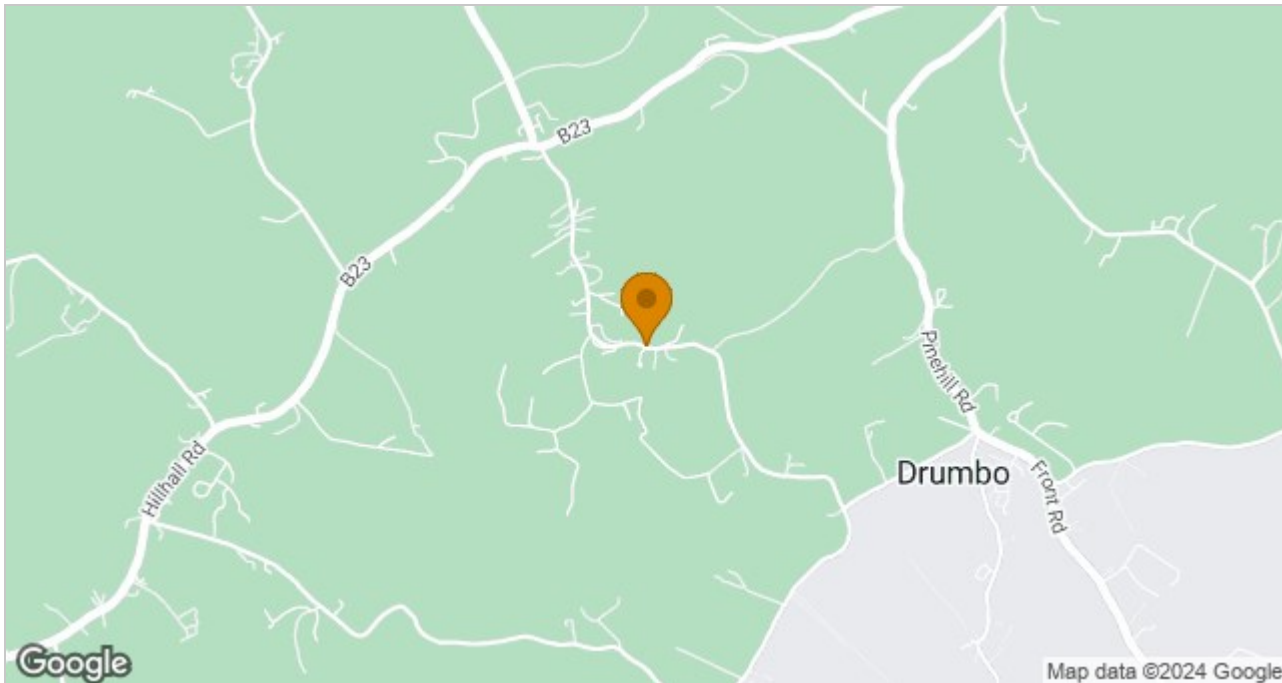
Oil Heating
Underfloor heating to ground and first floor
Pressurised hot water system

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using FloorUp.

Area Map



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