

ADJOINING SELF CONTAINED  
APARTMENT

## 56 DRUMLOUGH ROAD, HILSBOROUGH, BT26 6PU

- A Most Impressive And Spacious Detached Bungalow Offering Superb Family Accommodation Extending To Approximately 3130 Square Feet To Include An Adjoining Self Contained Apartment
- Mature And Generous Gardens Extending To Approximately 0.7 Acre Laid In Lawns With A Wide Variety Of Trees And Shrubs / Private Rural Aspects And Panoramic Views
- Close Proximity To Hillsborough Village, A1 Dual Carriageway And Sprucefield
- Spacious Lounge With Mahogany And Cast Iron Fireplace
- Family Room With Multi Fuel Stove And Patio Door Leading To Conservatory
- Luxury Fitted Kitchen/Dining Area With Aga Range / Utility Room
- Optional Four Or Five Bedroom Layout (One With Shower Room En Suite)

**PRICE: OFFERS IN THE REGION OF £450,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D61**

**REF:DL210324HG**



- Adjoining Self Contained One Bedroom Apartment/Granny Flat With Recently Fitted Luxury Kitchen With Range Of Integrated Appliances
- Large And Tall Detached Garage Suitable For Motorhome Storage
- Well Stocked And Mature Gardens And Brickset Patio Areas
- Oil Fired Central Heating System
- A most outstanding family home occupying a delightful setting and offering a highly adaptable layout to suit a wide variety of growing family requirements, we strongly recommend early viewing.

**ACCOMMODATION:** Measurements are approximate.

## OPEN ENTRANCE PORCH

**RECEPTION HALL:** Oak semi solid floor. Feature pine ceiling with large chandelier included.

**LOUNGE:** 5.07m (16'8") x 4.80m (15'9")

Mahogany fire surround with cast iron and tiled inset. Plaster cornice. Patio door leading to patio and rear garden.

**DINING ROOM:** 4.21m (13'10") x 3.88m (12'9")

Feature floor to ceiling internal windows.

**FAMILY ROOM:** 4.39m (14'5") x 3.48m (11'5")

Multi fuel stove. Plaster cornice. Laminated timber floor. Patio door leading to conservatory.

**CONSERVATORY:** 3.45m (11'4") x 3.08m (10'1")

Tiled floor. Double doors leading to patio and rear garden.

## LUXURY FITTED KITCHEN/DINING AREA:

5.77m (18'11") x 3.88m (12'9")

Excellent range of high and low level units. Aga range with gas hobs and electric oven. Granite work tops and upstands. Belfast style ceramic sink. Tiled floor. Panoramic views. Integrated dishwasher. Integrated bin. Recessed spot lights.

**UTILITY ROOM:** Range of built in units. Inset single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Tiled floor. Recessed spot lights. PVC double glazed back door.



**STUDY or BEDROOM (5): 3.57m (11'9") x 3.00m (9'10")**

Laminated timber floor. Recessed spot lights.

**BEDROOM (1): 4.42m (14'6") x 4.14m (13'7")**

Two range of built in robes.

**LUXURY SHOWER ROOM ENSUITE:** Large shower cubicle. Mira electric shower. Pedestal wash hand basin. Mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Part tiled walls and tiled floor.

**BEDROOM (2): 4.08m (13'5") x 4.01m (13'2")**

Built in robes

**BEDROOM (3): 3.52m (11'7") x 3.32m (10'11")**

**BEDROOM (4): 3.17m (10'5") x 2.78m (9'1")**

**SPACIOUS BATHROOM:** Panelled bath. Mixer tap and shower attachment. Large shower cubicle. Pedestal wash hand basin. Close couple low flush wc. Part tiled walls. Tiled floor. Recessed spotlights. Chrome finish heated towel rail. Separate hotpress.

**ADJOINING SELF CONTAINED APARTMENT:**

**LIVING ROOM: 3.57m (11'9") x 3.49m (11'5")**

Open plan to dining room.

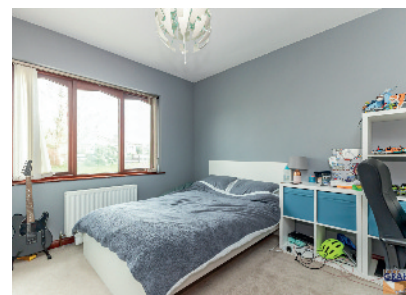
**DINING ROOM: 3.35m (11'0") x 3.49m (11'5")**

**LUXURY FITTED KITCHEN: 3.48m (11'5") x 2.89m (9'6")**

Excellent range of high and low level units with integrated appliances. Single drainer sink unit with mixer tap. Integrated oven and hob with extractor hood in stainless steel and glass canopy. Integrated fridge freezer. Plumbed for washing machine. Integrated slim line dishwasher. Panoramic views. Recessed spotlights. PVC double glazed back door. Tiled floor.

**BEDROOM: 3.46m (11'4") x 3.57m (11'9")**

**BATHROOM:** Panelled bath. Mixer tap shower attachment. Close couple low flush wc. Pedestal wash hand basin. Hot press and storage cupboard with oil fired boiler.





**OUTSIDE:** Extensive rural setting extending to approximately 0.7 acre. Front, side and rear gardens laid in lawns with mature trees and shrubs. Brick set patio area and paths. Tarmac driveway with double gates and pillars leading to spacious parking and turning areas.

**LARGE AND TALL DETACHED GARAGE:** 8.65m (28'5") x 4.61m (15'1")

Suitable for large motor home. Light and power.

**TENURE:** TBC, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:** For period April 2023 to March 2024 £2928.10

**DIRECTIONS:** From Hillsborough proceed along Dromara Road and turn left into Drumlough Road, number 56 is 1.5 miles on the right, just after the junction at Tullynore Road.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	64 D
39-54	E		
21-38	F		
1-20	G		



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