



**Detached Four Bedroom, New Build Turnkey Home
Built And Finished To A High Specification
Located In A Sought After Semi-Rural Area
Views Over Fields At Rear**



29 Bleary Road, Portadown, Co Armagh BT63 5NE

- Entrance hall with downstairs w.c.
- Lounge
- Luxury kitchen open to dining area
- Family area open to dining area
- Sunroom
- Utility room
- Four bedrooms (master with ensuite)
- High quality windows & patio doors
- Luxury bathroom with white suite
- Air source heating system
- Tarmac drive & parking area
- Gardens laid in lawn

PRICE GUIDE £415,000

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29 Bleary Road, is an exquisite new build property located in the highly sought-after, semi-rural setting of Drumnacanvy. This turn-key home is nestled beside a charming barn-style residence, backing onto countryside, offering a truly unique and tranquil location.

Designed with the modern family in mind, this impressive home provides spacious and versatile accommodation across two floors. From the moment you step through the composite front door into the spacious entrance hall, complete with tiled flooring and an attractive staircase, you'll immediately sense the attention to detail and quality craftsmanship throughout.

At the front of the property, you'll find the lounge, perfect for quiet relaxation or a private retreat. Moving towards the rear, the heart of the home opens up into a stunning open-plan family room, dining area, and luxury kitchen. With large floor-to-ceiling windows and patio doors, the space is bathed in natural light, offering views of the beautiful rear garden and the scenic fields beyond.

An inviting sunroom adjoins this space, creating a seamless indoor-outdoor flow, perfect for entertaining or enjoying peaceful moments at home. Step outside onto the brick-paved patio, accessible from both the family room and sunroom, offering an ideal extension of your living space for al fresco dining or relaxation.

Upstairs, you'll find four generously sized bedrooms, the master bedroom boasts its own luxurious en-suite, while the family bathroom features a modern white suite with both a freestanding bath and a spacious corner shower.

This exceptional home offers a perfect blend of contemporary design, high-end finishes, and a serene rural backdrop, creating a one-of-a-kind living experience.

If you're seeking a home that combines modern luxury with thoughtful design in a peaceful setting, 29 Bleary Road is a must-see. Arrange your viewing today and experience for yourself the lifestyle this remarkable property has to offer.

Entrance Hall
23' 10" x 6' 11" (7.26m x 2.11m) Composite front door with glazed side panel, tiled floor, under stairs storage cupboard

Downstairs w.c.
6' 6" x 3' 9" (1.98m x 1.14m) White suite comprising w.c., wash hand basin, tiled floor

Lounge
15' 8" x 14' 4" (4.78m x 4.37m)

Family Room
19' 4" x 11' 4" (5.89m x 3.45m) Tiled floor, patio door and feature corner window, open plan to kitchen

Kitchen
17' 0" x 12' 0" (5.18m x 3.66m) Luxury Kitchen, tiled floor, open plan to family room

Sun Lounge
11' 11" x 10' 8" (3.63m x 3.25m) Tiled floor, patio door

Utility Room
7' 9" x 6' 5" (2.36m x 1.96m) Tiled floor, back door

Landing
13' 9" x 7' 5" (4.19m x 2.26m) Hotpress

Bedroom 1
15' 8" x 14' 5" (4.78m x 4.39m)

Ensuite
9' 1" x 3' 11" (2.77m x 1.19m) White suite comprising w.c., wash hand basin, large walk-in shower, tiled floor, partially tiled walls

Bedroom 2
15' 0" x 11' 8" (4.57m x 3.56m)

Bedroom 3
11' 7" x 10' 11" (3.53m x 3.33m)

Bedroom 4
12' 3" x 9' 6" (3.73m x 2.90m)

Bathroom
9' 5" x 8' 9" (2.87m x 2.67m) White suite comprising feature bath, wash hand basin, w.c., large corner shower, fully tiled walls, tiled floor

Outside
Front garden laid in lawn, tarmac driveway with gate leading to tarmac parking area
Brick paved paths at the rear leading to brick paved patio area and concrete base for a garden shed
Rear garden laid in lawn with shrub bed at side
Views over fields at the rear

