



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

119 Drumford Meadow

Portadown

BT63 5BH

Bedroom	3
Reception	2
Bathroom	3




JOYCE CLARKE
TAKING YOU HOME PROUDLY

Beautifully presented detached family home set upon a generous corner plot

Offers in Excess of: £220,000

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

We are delighted to present this three bedroom detached property to the sales market. Drumford Meadow is one of the most sought after developments in the Portadown area, and is ideally located within easy reach of schools, shops, Hospital and M1 motorway. Number 119 is an immaculately presented home offering bright and spacious internal accommodation comprising of a dual aspect living room with feature bay window, beautiful open plan kitchen dining with an excellent range of high and low level kitchen cabinets, sunroom, utility room and ground floor WC. To the first floor there are three generous bedrooms, master with walk through dressing area and ensuite and a family bathroom. The fully enclosed garden to the rear is also a great size with bricked paved patio area. To the side of the property there is excellent tarmac parking. This home overlooks the green area within the development. Early viewing comes highly recommended.



- Stunning detached family home set upon a generous corner plot
- Three generously proportioned bedrooms
- Luxurious open plan kitchen dining with integrated appliances leading to sunroom
- Dual aspect reception room with feature bay window
- Utility & downstairs WC
- Modern bathroom with separate shower and bath
- Mains fed gas heating
- Excellent tarmac parking
- Fully enclosed garden laid in lawn with brick paved patio area, perfect for entertaining
- Energy efficient "B82" rating



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL

Composite entrance door with glazed panels and fan light above. Tiled flooring. Alarm panel. Storage under stairs. Double panel radiator. Staircase to first floor with carpet runner.

LIVING ROOM

4.43m x 3.63m (14' 6" x 11' 11") EXC BAY WINDOW

Dual aspect reception room with feature bay window overlooking green area. Wall mounted electric fire. Recessed lighting with dimer. Two double panel radiators. TV point for wall mounted TV. Wood effect laminate flooring.

GROUND FLOOR WC

Dual flush WC and wash hand basin with pedestal. Single panel radiator. Tiled flooring and splashback. Extractor fan.

KITCHEN DINER

4.91m x 3.49m (16' 1" x 11' 5") MAX

Excellent range of high and low level kitchen cabinets including larder style unit additional under unit lighting and kickboard lighting. Ceramic one and half bowl sink with mixer tap. Range of appliances include four ring gas hob with stainless steel extractor canopy above, electric oven. Integrated fridge freezer and dishwasher. Tiled flooring and splashback. Double panel radiator. Recessed lighting.

SUNROOM

2.85m x 3m (9' 4" x 9' 10")

Open plan from kitchen diner with patio door to rear garden. TV and telephone points. Tiled flooring. Double panel radiator.

UTILITY ROOM

1.66m x 2.12m (5' 5" x 6' 11")

Low level units and larder style unit with gas boiler. Space for washing machine. Stainless steel sink and drainage unit. Tiled flooring and splashback. UPVC door with glazed panel.

FIRST FLOOR LANDING

Access to attic. Window providing natural light. Double panel radiator.

MASTER BEDROOM

3.32m x 4.02m (10' 11" x 13' 2")

Dual aspect double bedroom. TV point for wall mounted TV. Two double panel radiators.



WALK THROUGH DRESSING AREA

2.16m x 1.23m (7' 1" x 4' 0")

Open plan from bedroom leading to ensuite

ENSUITE

2.16m x 1.78m (7' 1" x 5' 10")

Tiled shower quadrant with mains fed shower. Dual flush WC and wash hand basin with pedestal. Tiled flooring and floor to ceiling splashback. Heated towel rail. Extractor fan.

BEDROOM TWO

2.48m x 3.12m (8' 2" x 10' 3") MAX

Rear aspect double bedroom. Double panel radiator.

BEDROOM THREE

3.28m x 2.83m (10' 9" x 9' 3") MAX

Front aspect bedroom with built-in storage closet. Wood effect laminate flooring. Double panel radiator.

FAMILY BATHROOM

Four piece bathroom suite comprising of panel bath with centre taps and shower head attachment. Dual flush WC, wash hand basin with pedestal and separate tiled shower quadrant with electric shower. Tiled flooring, splashback to bath area and floor to ceiling splashback to wash hand basin. Heated towel rail. Extractor fan. Hot press.

OUTSIDE

FRONT

Low maintenance front garden laid in decorative stone with planting. Excellent tarmac driveway to side of property with brick paved path leading to front door.

REAR

Rear garden with gated access to side. Brick paved patio area with majority of garden laid in lawn. Outside tap, lighting and power points. Additional side garden with paved patio and screened with planting.

