



Superbly Presented Semi Detached House
 Attractive Powder Blue Kitchen Open To Dining Area
 And Sun Room
 Decorated In A Contemporary Style
 On A Spacious, Private Corner Site With Large Driveway
 Located In A Sought After Area



17 Drum Meadow, Portadown, Co Armagh BT63 5DJ

- Entrance hall with downstairs w.c
- Lounge with multi fuel stove
- Shaker style kitchen with built-in appliances
- Utility room
- Dining area
- Sun room with vaulted ceiling
- Three bedrooms (master with en-suite)
- Attractive bathroom with white suite
- Gas heating
- PVC double glazed windows
- Enclosed spacious rear garden
- Large tarmac driveway

PRICE GUIDE £207,500

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This fine semi-detached home occupies a generous and private corner plot within a highly regarded development off Long Lane. Situated in the semi-rural suburb of Drumnacanny, just off the Gilford Road, this location has become one of Portadown's most sought-after areas.

The property offers superb accommodation throughout. At the front of the home, the charming living room features a cosy multi-fuel stove, while the open-plan kitchen and dining area flows seamlessly into the sunroom. The luxury powder blue kitchen is finished with sleek quartz worktops and includes built-in appliances, with the added convenience of a separate utility room. The sunroom boasts patio doors leading out to a spacious rear garden with a patio area, perfect for outdoor entertaining.

Upstairs, there are three well-proportioned bedrooms, with the master bedroom enjoying its own en-suite shower room. The family bathroom is fully tiled and includes an attractive white suite.

This fine home was built and finished to a high specification by Sheriff Homes. One of the quality features it has is that it was constructed with concrete floors upstairs and downstairs. This gives a solid feel to the house with little or no sound travelling between upstairs and downstairs. There is underfloor heating upstairs and downstairs warmed by a gas fired boiler.

The large corner site also offers extensive outdoor space, including a generous tarmac driveway with parking for multiple vehicles and ample room for a caravan or boat.

Early viewing of this exceptional home is highly recommended to avoid disappointment.

Entrance Hall

18' 5" x 6' 5" (5.61m x 1.96m) Composite front door, wood effect tiled floor

W.c

6' 10" x 2' 10" (2.08m x 0.86m) W.c, wash hand basin, wood effect tiled floor

Lounge

12' 10" x 11' 4" (3.91m x 3.45m) Fireplace with multi-fuel stove and reclaimed mantle, herringbone wood effect tiled floor, built in shelves and cupboard

Kitchen

18' 3" x 11' 4" (5.56m x 3.45m) Powder blue shaker style kitchen with high and low level units, built-in oven, hob, extractor fan, fridge, freezer, dishwasher, Quartz work surfaces with undermounted 1½ bowl sink, herringbone wood effect tiled floor open plan to dining area with feature wood panelled wall, open plan to sun room

Utility Room

12' 0" x 5' 2" (3.66m x 1.57m) Powder blue shaker style units, stainless steel sink, plumbed for washing machine, wood effect tiled floor, back door

Sun Room

11' 10" x 9' 10" (3.61m x 3.00m) Vaulted ceiling, herringbone wood effect tiled floor, patio doors

1st Floor Landing

Hotpress

Bedroom 1

12' 10" x 11' 4" (3.91m x 3.45m)

En-suite

8' 0" x 3' 2" (2.44m x 0.97m) White suite comprising walk-in shower with tiled walls, wash hand basin, w.c., tiled floor

Bedroom 2

13' 3" x 10' 3" (4.04m x 3.12m)

Bedroom 3

9' 0" x 7' 8" (2.74m x 2.34m)

Bathroom

8' 1" x 6' 5" (2.46m x 1.96m) Modern white suite comprising panelled bath with shower, wash hand basin with vanity unit, w.c, fully tiled walls, tiled floor

Outside

Lawn at front

Spacious tarmac drive & parking area

Enclosed rear garden with tarmac and paved patio area, garden laid in lawn

