



11 Drum Meadow, Portadown, Craigavon, BT63 5DJ

Asking Price £224,950

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		82	82
(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	

# 11 Drum Meadow, Craigavon BT63 5DJ

11 Drum Meadow is located along the popular area of Long Lane, Portadown just off the Gilford Road. Nestled in the heart of the countryside this beautiful property enjoys views and access to its idyllic rural surroundings yet offers convenient access to Portadown's bustling town centre.

This 3 bedroom semi-detached home offers spacious accommodation throughout with its open plan living/kitchen/diner along with generous outdoor space and a private driveway suitable for 2 cars.

The property also features a three piece bathroom suite, complete with a fitted bath, pedestal wash hand basin and WC providing convenience for the whole family. The kitchen benefits from a substantial amount of wall and base level units offering plenty of practical uses as well as excellent storage space. All in all, 11 Drum Meadow and the surrounding area offers a peaceful and quiet neighbourhood, perfect for a range of prospective purchasers and early viewing comes highly recommended for this move in ready home.



### Hallway

18'3" x 6'5"

An inviting hallway offers a bright and welcoming entry with natural light streaming through the front door's glazed panels. The space features stylish grey wood-effect tiled flooring and white walls creating a fresh and airy atmosphere.

### Living Room

12'8" x 11'2"

The living room is a charming space featuring a large window that floods the room with natural light. A wood-burning stove framed by brickwork and a wooden mantel adds warmth and character.

### Kitchen/Diner & Sun Room

24'6" x 9'8"

A spacious open-plan kitchen and living area form the heart of the home. The kitchen is fitted with a range of high and low level units. Integrated appliances include a fridge freezer, a dishwasher, an oven and a hob with an extractor hood above. The room is bathed in natural light from windows and French doors that lead out to the garden.

### Utility Room

5'2" x 11'2"

The utility room houses space for a washing machine and dryer with additional cupboard space above. A door provides direct access to the side of the property, allowing convenient movement for laundry and outdoor tasks.

### WC

6'9" x 2'11"

This ground floor WC is fitted with a white WC and a compact basin. The wood-effect tiled flooring continues here, maintaining a cohesive look.

### Landing

11'10" x 6'5"

The first-floor landing is carpeted in a soft grey tone and features white walls, balancing simplicity with a bright, open feel. A wooden handrail tops the white spindled balustrade, and multiple doors lead off to the bedrooms and bathrooms.

### Bedroom 1

12'9" x 11'3"

Bedroom 1 is a comfortable double room with soft grey carpeting and crisp white walls that enhance its calm atmosphere. A large window allows ample natural light to fill the space.

### En-Suite

3'3" x 8'2"

The en-suite shower room is compact yet practical, featuring a corner shower with glass enclosure, a wall-mounted basin, and a WC. White tiling and a window add brightness and ventilation to the space.

### Bedroom 2

13'2" x 10'1"

Bedroom 2 is a bright double room with a large window, light wood-effect flooring and neutral walls. It offers plenty of space for furnishings, making it a versatile bedroom.

### Bedroom 3

9'2" x 7'8"

Bedroom 3 is a smaller room that has been styled as a nursery and home office. It features light wood-effect flooring, neutral walls, and a large window that fills the room with light.

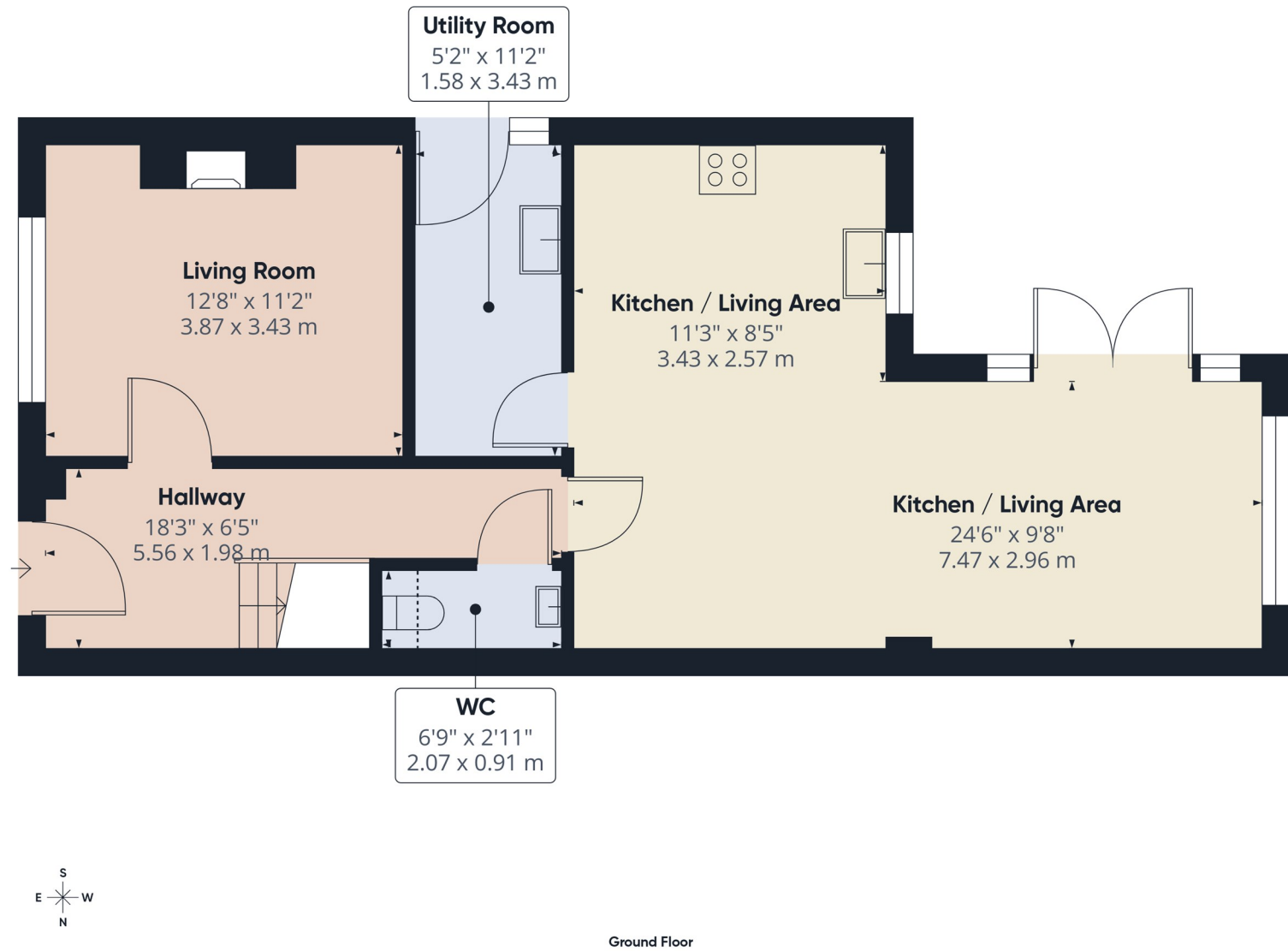
### Bathroom

7'11" x 6'5"

The family bathroom is part tiled in white, with large floor and wall tiles that give a clean, modern look. It includes a bathtub, a WC, and a contemporary vanity unit with a basin. A window provides natural light and ventilation.

### Rear Garden

The rear garden offers a generous outdoor space with a paved patio area ideal for seating and entertaining. Beyond the patio is a substantial lawn bordered by wooden fencing that ensures privacy. The garden is child-friendly, with plenty of room for outdoor play and gardening.



**Approximate total area<sup>(1)</sup>**  
 655 ft<sup>2</sup>  
 60.9 m<sup>2</sup>

**Reduced headroom**  
 4 ft<sup>2</sup>  
 0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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