



## 36 Drum Meadow, Portadown, BT63 5TY

Offers Over £235,000

- Large Three Bedroom Semi-Detached Family Home with a Sun Lounge & a Detached Garage
- Utility
- Two Further Well Proportioned Bedrooms
- Lounge Featuring Wood Burning Stove
- Downstairs WC
- Three Piece Family Bathroom Suite
- Open Plan Kitchen/Dining/Sun Lounge with an Array of Modern Fitted Units and Integrated Appliances
- Master Bedroom with a Private En-Suite
- Detached Garage (19'2" x 10'4")

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		81	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 36 Drum Meadow, Portadown BT63 5TY

Hannath Estate Agents are delighted to introduce this well presented three-bedroom semi-detached family home with a detached garage. From the moment you step inside, the sense of quality is immediate; the inviting lounge, features a cosy wood-burning stove. The heart of the home is undoubtedly the expansive open-plan kitchen, dining, and sun lounge area. This space boasts an array of premium high and low-level fitted units alongside integrated appliances. The ground floor is further enhanced by practical additions, including a well-appointed utility room and a convenient guest WC.

The first floor continues to impress, led by a spacious master bedroom complete with a private en-suite. Two additional well-proportioned bedrooms offer versatile living space for a growing family, while a stylish three-piece family bathroom suite completes the upper accommodation.

Beyond the standard features, this property offers high-specification finishes that ensure comfort and convenience. The entire home benefits from underfloor heating, outside, the large detached garage is a standout feature; it is fully insulated and plumbed, offering incredible potential for a home office, gym, or workshop. With the added benefit of external electric sockets, this home is very practical.



### Hallway

18'3" x 3'1"

The hallway presents a bright and airy welcome with sleek, light-toned tiled flooring that extends through much of the ground floor. Neutral walls and contemporary white baseboards enhance the space, complemented by a carpeted staircase ascending to the first floor, offering a neat and inviting entrance to the home.

### Lounge

12'8" x 11'2"

This cosy lounge is characterised by a large window that fills the room with natural light, accentuating the wood-effect flooring and soft grey walls. A charming focal point is provided by the wood burning stove with a black hearth and a wooden mantle, creating a warm and inviting space for relaxation.

### Kitchen/Dining and Sun Lounge

11'4" x 18'2" (Kitchen/Dining)

The kitchen and dining area form a bright, open-plan space featuring glossy tiled flooring that reflects the ample natural light streaming through multiple windows. The kitchen is equipped with contemporary cabinetry in a soft neutral tone and integrated appliances. The dining space flows seamlessly into the sun lounge, which is naturally illuminated by large French doors and side windows, creating an airy and versatile area for family meals and entertaining.

### WC

6'11" x 2'11"

The ground floor cloakroom is presented with light neutral tiling on the floor and walls, featuring a modern white toilet and a compact wall-mounted sink. The space is kept bright and fresh with neutral walls and simple fixtures, offering practical convenience on the ground level.

### Landing

11'8" x 6'5"

The first-floor landing is carpeted and finished in neutral tones, with a white banister providing a classic touch. It serves as a central point connecting the bedrooms and bathrooms.

### Master Bedroom

12'8" x 11'2"

The master bedroom is generously sized with wood-effect flooring and calming

neutral walls. A large window allows plenty of natural light to fill the room, creating a peaceful atmosphere. It benefits from an en-suite shower room for added convenience and privacy.

### En-Suite

3'2" x 8'1"

The master bedroom's en-suite shower room is compact and finished with light-coloured tiles and a contemporary white suite including a shower, basin, and toilet, offering a stylish and practical private bathroom.

### Bedroom Two

13'3" x 10'1"

Bedroom Two offers a bright and airy space with a sizeable window and wood-effect flooring, finished in soft neutral tones.

### Bedroom Three

9'1" x 7'7"

Bedroom Three features a similar wood-effect floor and neutral décor, providing a comfortable and quiet space with a window that lets in natural light.

### Bathroom

8'1" x 6'6"

The family bathroom is bright and modern with tiled flooring and a white suite including a bath, toilet, and basin. A window provides natural light and ventilation, while the neutral tiling around the bath adds a clean and polished finish.

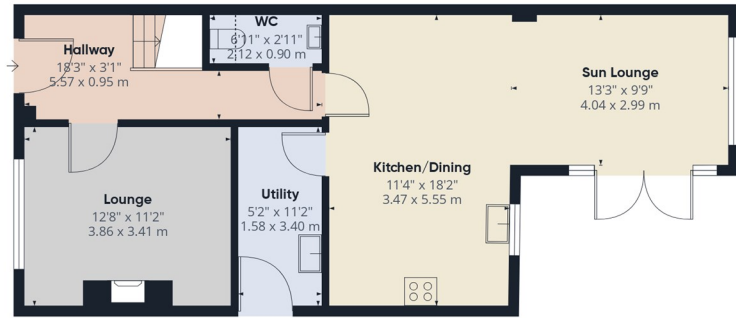
### Detached Garage

19'2" x 10'4"

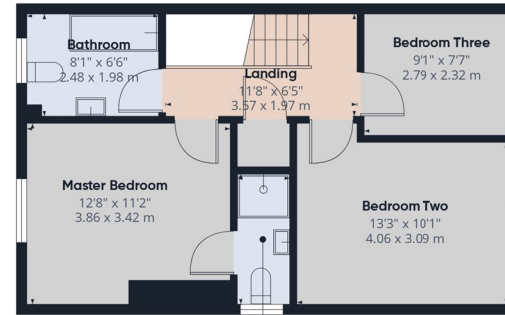
The detached garage is a sizeable garage with a roller door and side access door, offering secure parking or useful storage space. The interior is unfinished with block walls and a concrete floor, ready to be adapted to your needs.

### Rear Garden

The rear garden features a neat lawn bordered by a paved edging and enclosed by wooden fencing, providing a private outdoor space. A paved walkway leads around the garden and towards the detached garage.

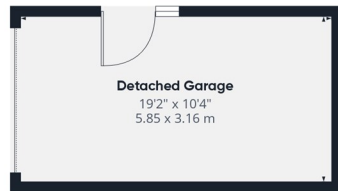


Ground Floor Building 1



En-Suite  
3'2" x 8'1"  
0.98 x 2.48 m

Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1337 ft<sup>2</sup>  
124.2 m<sup>2</sup>

Reduced headroom  
4 ft<sup>2</sup>  
0.4 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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