



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

3 Drumford Close

Portadown

BT63 5RQ

| | |
|-----------|---|
| Bedroom | 3 |
| Reception | 1 |
| Bathroom | 3 |



Beautifully presented three bedroom semi detached with modular shed set upon large site

Offers in Region of: £189,000

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

Welcome to 3 Drumford Close, Portadown! We are delighted to bring this beautifully presented modern semi detached home to the sales market, and we know it will tick all the boxes for you. Step inside and you will find a welcoming hallway with great natural light and high ceilings to give the feeling of space. The front aspect living room is a great size and has a wall mounted electric fireplace as a focal point. The open plan kitchen dining is really well laid out with an abundance of sleek storage units complimented by integrated appliances. There is plenty of room for your dining table and sofa, and sliding patio door brings you out onto the garden. A WC completes the ground floor. Upstairs there are three well proportioned bedrooms, the master benefitting from an en suite shower room. The family bathroom comprises of a modern three piece white suite and has attractive feature tiling. Outside the garden is much bigger than you would expect, and is laid mostly in lawn with a paved patio area for entertaining. A super addition to this sale is the inclusion of an insulated shed set upon a concrete base which offers wonderful storage. This sale is also chain free so early viewing comes highly recommended!



- Stylish semi detached home set upon a generous site within this popular development
- Spacious living room with wall mounted electric fire
- Open plan dining with integrated appliances and sliding patio door leading to garden
- Ground floor WC
- Three bedrooms
- Modern family bathroom with three piece suite
- Modular shed set upon concrete base
- Fully enclosed large rear garden laid in lawn with paved patio area
- Energy efficient "B84" rating with mains gas heating
- Chain free



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 84 B | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

ENTRANCE HALL

Composite entrance door with glazed panel. Tiled flooring. Storage cupboard under stairs. Alarm panel. Double panel radiator.

LIVING ROOM

3.38m x 5.12m (11' 1" x 16' 10") (MAX)

Front aspect reception room. Wall mounted electric fire. TV point. Double panel radiator. Recessed lighting.

KITCHEN DINER

5.60m x 3.78m (18' 4" x 12' 5") (MAX)

Range of high and low level kitchen cabinets with slab doors. Excellent range of appliances include electric oven, four ring gas hob with stainless steel extractor canopy above, integrated fridge freezer, dishwasher and washing machine. Gas boiler. Tiled flooring and splashback. Spacious dining area with sliding patio door giving access to rear garden. Recessed lighting. Double panel radiator.

GROUND FLOOR WC

0.98m x 1.90m (3' 3" x 6' 3")

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

FIRST FLOOR LANDING

Access to hotpress and storage closet. Access to attic.

MASTER BEDROOM

3.52m x 3.52m (11' 7" x 11' 7")

Rear aspect double bedroom. TV point. Double panel radiator.



ENSUITE

2.64m x 1.04m (8' 8" x 3' 5")

Tiled shower enclosure with mains fed shower. Dual flush WC and wash hand basin with vanity unit below. Heated towel rail. Tiled flooring and feature floor to ceiling splashback. Extractor fan. Window providing natural light.

BEDROOM TWO

2.97m x 4.40m (9' 9" x 14' 5") (MAX)

Front aspect double bedroom. TV point. Double panel radiator.



BEDROOM THREE

2.51m x 2.82m (8' 3" x 9' 3")

Front aspect bedroom.

FAMILY BATHROOM

1.92m x 2.50m (6' 4" x 8' 2") (MAX)

Three piece bathroom suite comprising of panel bath with centre taps, electric shower and shower screen above. Dual flush WC and wash hand basin with vanity unit below. Tiled flooring, feature floor to ceiling splashback and walls around bath area. Heated towel rail. Extractor fan.



OUTSIDE

FRONT GARDEN

Front garden laid in lawn. Tarmac driveway to side. Brick paved pathway leading to front door.

REAR GARDEN

Fully enclosed rear garden with gated access to driveway. Brick paved patio area. Majority of garden laid in lawn.

Modular shed on concrete base. Outside tap and lighting.

