



## **7 FORTFIELD, DROMORE, BT25 1DD**

- A Most Impressive And Well Appointed Detached Property Occupying A Spacious Cul De Sac Setting Within This Exclusive Residential Location / High Specification And Contemporary Presentation
- Nearly Completed Extension With Spacious Sun Room And Home Office
- Spacious Lounge With Marble Fireplace And Wood Burning Stove
- Recently Fitted Luxury Kitchen And Dining Area With Range Of Samsung Integrated Appliances, Island Unit And Quartz Worktops
- Utility Room With Range Of Units And Worktops To Match Kitchen
- Four Spacious Bedrooms (One With Dressing Area And Luxury Shower Room En Suite)

**PRICE: OFFERS IN THE REGION OF £299,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D63**

**REF:DL08052693HG**

- Recently Fitted Luxury Bathroom With Freestanding Bathtub And Large Shower Cubicle
- Integral Garage And Spacious Tarmac Parking Area
- Oil Fired Central Heating System With Grant Condensing Type Boiler And New Radiators
- PVC Double Glazed Windows And Composite Triple Glazed Entrance And Back Doors
- Upgraded Insulation And Cavity Wall Insulation
- Recently Fitted Contemporary Internal Doors And Handles
- An excellent opportunity to acquire one of these well proportioned and popular homes. The property has had many recent upgrades and when finished, the extension will be the perfect addition to this most outstanding family home, we strongly recommend early viewing.

## ACCOMMODATION:

Measurements are approximate

**ENTRANCE HALL:** Built in cloaks storage cupboard. Recessed spotlights. Limed oak ceramic tiled floor. Composite triple glazed entrance door.

## SPACIOUS LOUNGE: 5.54m (18'2") x 3.59m (11'9")

Marble fireplace and hearth. Wood burning stove. Plaster cornice. Panoramic views.

## LUXURY FITTED KITCHEN & DINING AREA:

**6.28m (20'7") x 3.64m (11'11")**

Excellent range of built in units with quartz worktops and upstands. Island unit with dining bar and stainless sink unit. Quooker boiling water tap. Range of integrated Samsung appliances to include oven, microwave, touch control induction hob and dishwasher. Extractor hood in stainless steel and glass canopy. Recessed spotlights. Limed oak ceramic tiled floor.

**UTILITY ROOM:** Built in units to match kitchen. Quartz worktops and upstands. Stainless steel sink unit with mixer tap. Stacking unit for washing machine and tumble dryer. Composite triple glazed back door. Limed oak ceramic tiled floor. Recessed spotlights.



### **BEDROOM (3): 3.58m (11'9") x 3.09m (10'2")**

#### **LUXURY BATHROOM:**

Free standing bathtub. Centre mount mixer tap. Large shower cubicle with Mira shower and drencher head. Vanity unit with wash hand basin. Mono style mixer tap. Tiled splashback. Wall mirror with lighting. Close couple low flush WC. Recessed spotlights. Heated towel rail. Wood effect ceramic tiled floor.



### **LOWER GROUND FLOOR**

**CLOAKROOM:** Low flush suite. Close couple low flush WC. Wash hand basin. Mono style mixer tap and tiled splashback. Wood effect tiled floor.

### **BEDROOM (2): 5.05m (16'7") x 3.53m (11'7")**



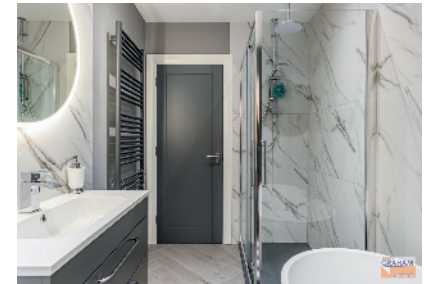
### **BEDROOM (4): 3.13m (10'3") x 2.6m (8'6")**

### **FIRST FLOOR**

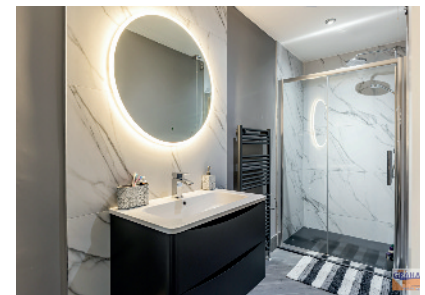
**BEDROOM (1):  
3.61m (11'10") x 3.58m (11'9")**  
Panoramic views. Recessed spotlights.



**DRESSING AREA:  
3.13m (10'3") x 2.18m (7'2")**  
Measurement to include range of built in robes.



**LUXURY SHOWER ROOM EN SUITE:** Large shower cubicle with Mira shower. Shower attachment and drencher head. Vanity unit. Wash hand basin and mono style mixer tap. Close couple low flush WC. Heated towel rail. Wood effect ceramic tiled floor. Recessed spotlights.

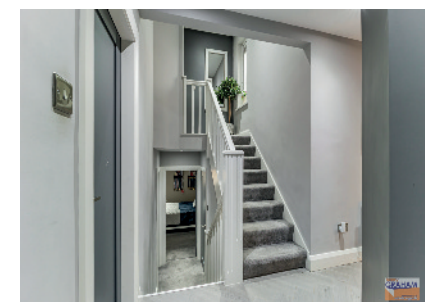


### **PARTLY COMPLETED EXTENSION**

Please note, this extension is partially completed and requires finishing works to include internal plastering, sub floor, electrical and plumbing fix. The buyer should satisfy themselves regarding the necessary approvals.

**SUNROOM: 4.38m (14'4") x 4.03m (13'3")**  
PVC double glazed doors to patio area and garden. 2 large roof windows.

**HOME OFFICE/STUDY: 4.38m (14'4") x 2.50m (8'2")**



**OUTSIDE:** Side garden and patio to rear in need of landscaping and finishing works. Tarmac driveway and parking area to front. Grant condensing type oil fired boiler. PVC oil storage tank.

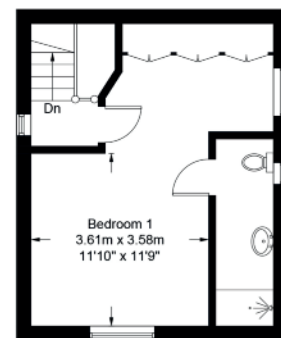
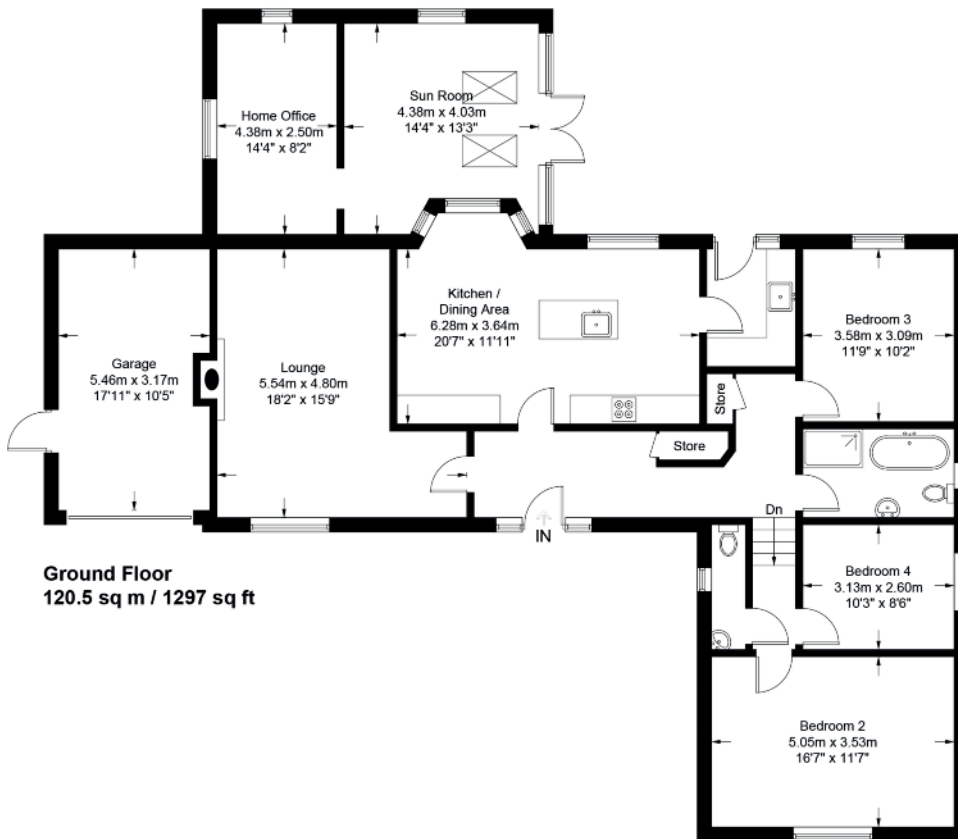
**INTEGRAL GARAGE:** 5.46m (17'11") x 3.17m (10'5")  
Up and over door. Light and power.

**TENURE:** We have been advised the tenure for this property is leasehold and the annual ground rent is £40, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:** For period April 2026 to March 2027 £1,701

**DIRECTIONS:** From Maypole Hill turn into Fortfield, number 7 is on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 D    | 67 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1250179)

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.