



KEY

House Type 1
Detached

House Type 2
Detached

House Type 3
Semi-Detached

Developer



www.sheriffhomes.co.uk

Selling Agent



www.hannath.com
Tel: 028 3839 9911

Architect



mc creanor & co
architects
www.mccreanorandco.com

General Note:

Following the introduction of the Misdescriptions Act, we are obliged to inform you that whilst we endeavour to make our sales material accurate and reliable, this should not be relied upon as statements or representatives of fact and do not constitute any part of an offer or contract. Elevational treatments may vary depending upon planning requirements. Site plans on the brochure are not to scale and room sizes are approximate. The images used in the brochure are artists impressions only. Any landscaping, fencing or cars shown on the artists impression are not included in the purchase price of the property.

A unique collection of family homes in a popular location.

DRUM MEADOW

PORTADOWN

HOMES WITH CHARACTER
JUST ADD YOURS



02

Introduction

Drum Meadow is an exclusive private development located on Long Lane, Portadown. Just off the popular Gilford Road. Nestled in the heart of the countryside this latest development by Sheriff Homes enjoys views and access to its idyllic rural surroundings yet offers convenient access to Portadown's bustling town centre.

Portadown has a broad range of amenities including town centre with independent shops, high street retailers, trendy restaurants and coffee shops as well as nearby supermarkets and the ever popular Rushmere Shopping Centre. Further eateries are close by within the Omniplex Cinema complex.

For growing families Portadown presents a choice of high achieving primary and secondary schools. The town is also home to a Southern Regional College campus offering a wide range of further education courses and evening classes.

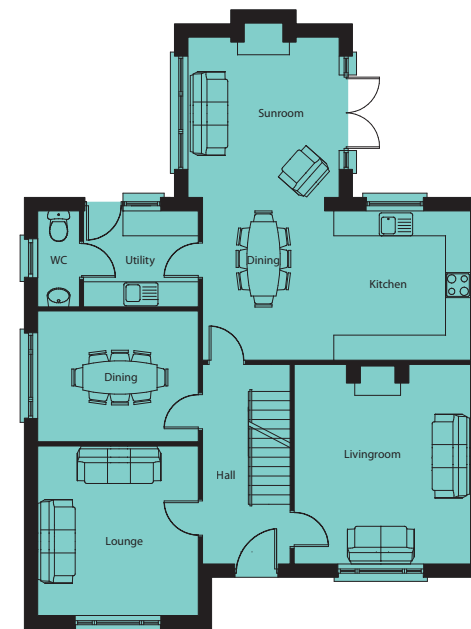
Homes on offer at Drum Meadow present the latest in modern living perfectly blended with Georgian style red brick exterior facades. This range of detached and semi-detached homes offer spacious accommodation throughout along with generous outdoor plots and private driveways. Each property will be finished to the same exacting standards and ensure a stylish and comfortable home for years to come. This exclusive development presents an opportunity to avail of a beautiful family home in the perfect location.



2154sq ft

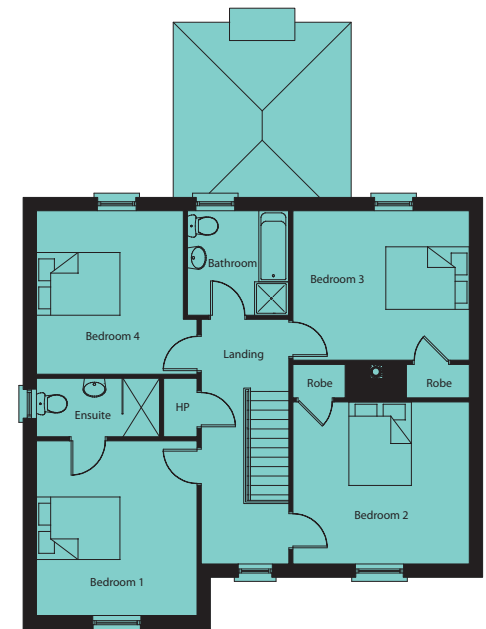
House Type 1 | Detached

03



Ground Floor

Living Room	4.80m x 4.20m
Lounge	4.10m x 3.90m
Dining Room	3.90m x 3.10m
Kitchen/Dining	6.40m x 3.60m
Sunroom	3.80m x 3.60m
Utility	2.80m x 2.30m
WC	2.30m x 1.00m



First Floor

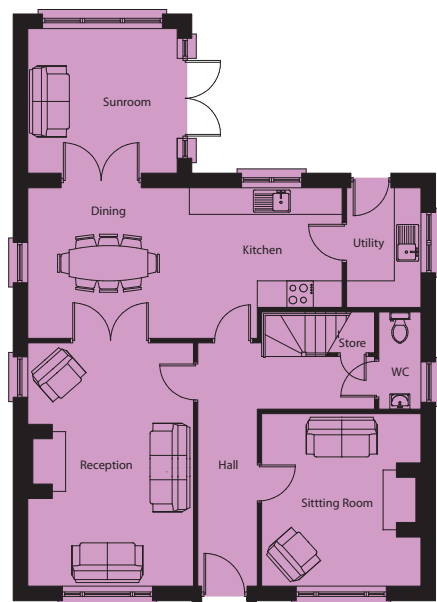
Master Bedroom	4.20m x 3.90m
Ensuite	3.00m x 1.40m
Bedroom 2	4.20m x 3.90m
Bedroom 3	4.20m x 3.60m
Bedroom 4	3.90m x 3.50m
Bathroom	2.50m x 2.40m



04

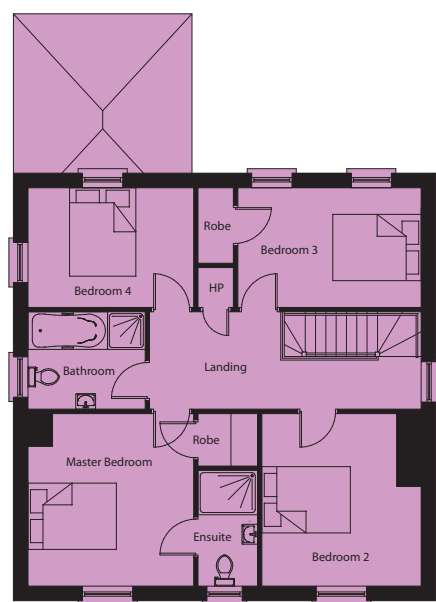
1853sq ft

House Type 2 | Detached



Ground Floor

Living Room	5.55m x 3.70m
Lounge	3.90m x 3.60m
Kitchen/Dining	7.10m x 3.40m (at widest point)
Sunroom	3.40m x 3.30m
Utility	2.70m x 1.70m
WC	2.20m x 1.00m

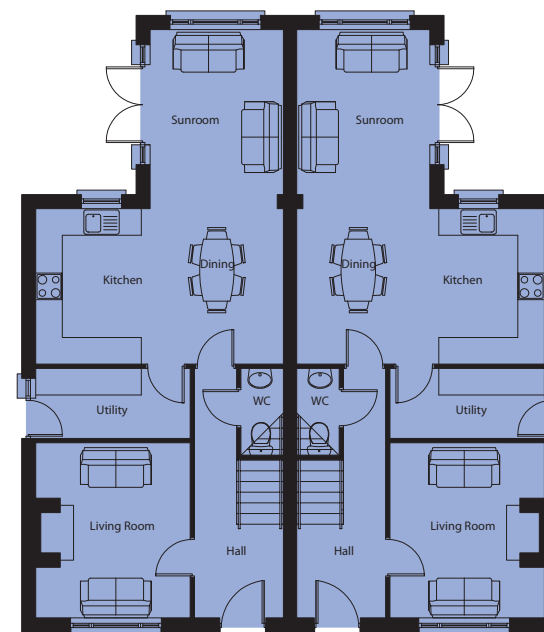


First Floor

Master Bedroom	3.90m x 3.70m
Ensuite	2.60m x 1.30m
Bedroom 2	3.90m x 3.60m
Bedroom 3	4.210m x 2.70m
Bedroom 4	3.70m x 2.70m
Bathroom	2.20m x 2.80m

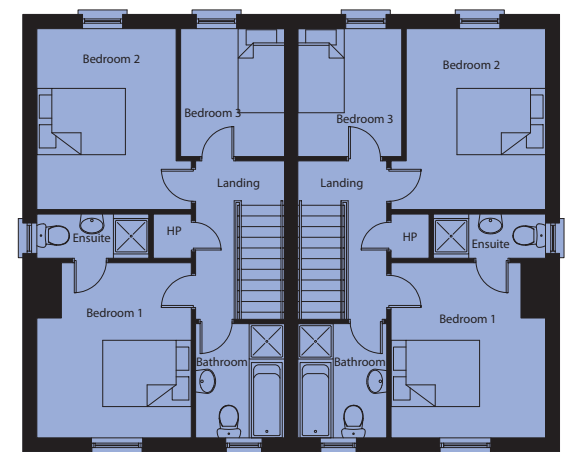
1236sq ft

House Type 3 | Semi-Detached



Ground Floor

Living Room	4.00m x 3.50m
Kitchen/Dining	5.60m x 3.50m
Sunroom	4.10m x 3.00m
Utility	3.50m x 1.60m
WC	1.90m x 1.00m



First Floor

Master Bedroom	4.00m x 3.50m
Ensuite	2.50m x 1.00m
Bedroom 2	4.10m x 3.20m
Bedroom 3	3.00m x 2.40m
Bathroom	2.60m x 2.00m



06

Luxury Turn Key Specification

Our superior build methods include solid brick and block wall construction with extra wide insulated cavity walls and extra deep insulation in the attic as well as concrete floor slabs to first floor to create a warm and efficient home. We provide 10 Year structural warranty with all our homes.

Kitchen

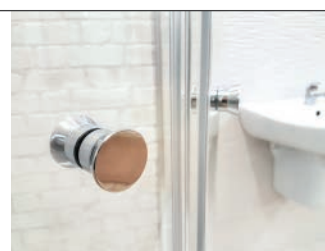
- Luxury high quality units with a choice of either contemporary or classical finishes to create a functional and inviting space
- Choice of doors, worktops and handles to satisfy all tastes
- All kitchens will have integrated appliances including fridge/freezer and dishwasher
- Utility area will be plumbed for a washing machine and dryer

Bathrooms and Ensuite

- Bathrooms and ensuite will be fitted with the latest contemporary white premium quality sanitary ware
- Chrome heated towel rail fitted in the bathroom
- Both bathroom and ensuite will have a vanity unit.
- Thermostatically controlled showers in both bathroom and ensuite
- Both bathroom and ensuite will have a choice of high end luxury designer style tiling

Floor Covering

- Premium quality tiles and carpeting throughout
- Floor tiling to the hall, WC, kitchen, dining, utility and sunroom areas (where applicable)
- Tiling to Bathroom and ensuite floors and showering areas
- Wooden floor to lounge and carpet to stairs, landing and bedrooms



Heating

- All homes will be fitted with highly efficient Worcester gas combi boilers providing instant hot water

General

- Internal panel doors with brushed chrome handles
- Moulded skirting and architrave throughout
- All walls, ceilings, doors and woodwork fully painted
- Attractive wood burning stove with hearth to the lounge
- Comprehensive electrical specification with electrical points, sockets, TV and telephone points
- A socket with built-in USB point will be fitted in the kitchen area
- Recessed LED downlighters to kitchen, bathroom and ensuite areas
- Mains powered smoke alarm and carbon monoxide detectors

External Features

- Brick finishes throughout the site
- uPVC windows and external doors with high security locking systems
- uPVC fascia and soffits
- Fully boarded fence to the rear and side of all properties
- Each home will have low level planting providing an attractive soft backdrop
- External door lights fitted
- Outside tap fitted to all properties
- Outside Electrical Socket fitted to all properties
- Each home will have large paved patio area with paved door steps and path area
- Driveways are finished in bitmac
- Gardens will be turfed and sown out depending on season
- Extensive planting of hedgerows and shrubs throughout the site

