



We are delighted to present this Contemporary Luxury Detached Residence to the market. The property of over 4750 sq ft has been built to an extraordinarily high standard throughout and set mature gardens with a paddock of c. 0.7 acres to the rear. The unique design of this appealing Five Bedroom home hosts an intriguing attention to detail rarely found in modern family homes.

Appointed to an exacting specification with individually crafted interior doors and architraves in light oak. An extensive use of natural flooring, including ceramic, marble and superb wooden finishes. Everything within the residence, from mood lighting, Bespoke kitchen units, superb individual fireplaces and a magnificent master bedroom suite combine the experience of a luxury dwelling of outstanding quality. Boasting modern touches such as underfloor heating and contemporary glazing, but also traditional aspects such as an AGA in the contemporary living/kitchen/dining area.

The internal accommodation is beautifully complemented by maturing gardens. All in all a fantastic opportunity to acquire a home set in an area that has recently proved extremely popular. Just minutes drive from the A1 allowing ease of access North and South and just minutes drive the affluent town of Banbridge. Private early viewing is highly recommended.

Offers Around
£725,000

11 Drumneath Road,
Banbridge,
BT32 3SS

Viewing by
appointment with
& through agent
028 9266 1700



- Architecturally Designed Contemporary Five Bedroom home which extends to over 4,750 sq.ft.
- Situated in mature gardens extending to c. 0.75 acres
- Impressive Entrance Porch leading through to the most well-proportioned Reception Hall with polished marble floors and full height ceiling to peak with skylight window
- Extensive use of solid flooring and polished marble tiles with under floor heating throughout
- Formal Lounge with hardwood flooring and Feature Limestone Fireplace
- A Kitchen/Living/Dining area is at the heart of the home with Luxury Kitchen to include 3 door AGA with Module
- Sunroom off with Modern Wood Burning Stove
- Separate Utility and WC off the Kitchen
- 5 Well-proportioned bedrooms (Master Suite with Wet-Room and Dressing Room)
- Further Family Room and Gym/Office
- Luxury Family Bathroom with Wet Room style shower and free standing bath
- Aluminium Double Glazing
- Carport & Detached Double Garage
- Automated Gates controlled by mobile phone app
- Extensive parking, turning area. Functional storage outbuildings area and superb sheltered patios
- Lovingly landscaped gardens with water feature to the front, rear garden bordered by mature shrub planting with specimen trees
- Located just minutes from Banbridge Town Centre and access onto the A1 Carriageway
- Roofspace suitable for conversion into further bedroom accommodation
- Mechanical Ventilation and heat recovery system
- Oil Fired Central Heating
- Early Viewing is highly recommended

The Property Comprises:



Ground Floor

ENCLOSED ENTRANCE PORCH: Hardwood front door with double glazed side panels, polished marble floor, double height hardwood glazed wall through to...



ENTRANCE HALL: 50' 10" x 26' 11" (15.5m x 8.21m) (at widest points) Polished tiled floor, roof light window, vaulted ceiling, feature wire runner lighting, hotpress, service cupboard and cloakroom off. Double Glazed door out to Car Port.



KITCHEN/DINING: 19' 4" x 42' 8" (5.9m x 13m)

Continuation of polished marble floor, glazed door with side panels out to front patio area, vaulted ceiling, spotlighting, range of high and low level bespoke kitchen units and centre island, granite worktops and walnut breakfast bar, single stainless steel sink in island, 1 1/2 bowl stainless steel sink with mixer tap over, integrated Bosch dishwasher, pull out bin, integrated Bosch microwave, integrated coffee machine and warming drawer, space for American style fridge/freezer, 3 door electric AGA with gas side module, ceramic tiled splashbacks, open to living area . . .



LIVING AREA/SUNROOM: 16' 5" x 16' 1" (5.0m x 4.90m) Continuation of polished marble floors, spotlighting, wood burning stove on slate hearth.



UTILITY ROOM: 12' 6" x 13' 9" (3.8m x 4.2m) Part tiled walls, range of high and low level units, integrated storage, space for washer and dryer, stainless steel side draining sink, spotlighting. Back door to covered breakfast terrace.

WC: Part tiled walls, enclosed WC, wash hand basin, mosaic splashbacks, extractor.

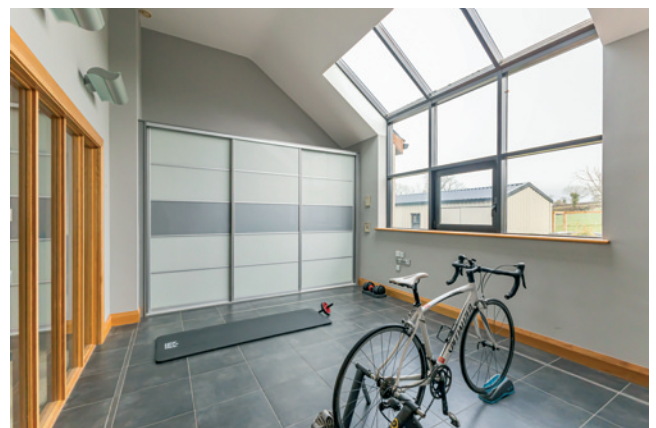


LOUNGE: 24' 3" x 15' 5" (7.40m x 4.70m) Solid hardwood strip flooring, feature limestone fireplace with open fire and slate hearth, vaulted ceiling and spotlighting.



FAMILY ROOM: 14' 2" x 14' 9" (4.31m x 4.50m) Hardwood strip flooring, spotlighting.

OFFICE/STUDY: 12' 6" x 17' 9" (3.80m x 5.40m) Ceramic tiled floor, feature roof window, integrated sliderobe storage.





BEDROOM (1): 19' 0" x 17' 9" (5.80m x 5.40m) Solid wood strip flooring, spotlighting.



ENSUITE SHOWER ROOM: Ceramic tiled floor, ceramic tiled splashbacks, wash hand basin, low flush WC, spotlighting, extractor, wet room shower, chrome heated towel rail.

DRESSING ROOM: Extensive built in furniture.



BATHROOM: 16' 5" x 12' 6" (5.0m x 3.8m) Ceramic tiled floor, ceramic tiled splashbacks, wet room shower with rain head, enclosed WC, freestanding bath with wall mounted mixer taps and telephone shower, walnut dresser with feature wash hand basin and vanity unit, spotlighting.



BEDROOM (2): 11' 2" x 11' 6"
(3.40m x 3.5m) Spotlighting.

ENSUITE SHOWER ROOM: Ceramic tiled floor, wet room shower with power shower, vanity wash hand basin, low flush WC.



BEDROOM (3): 14' 1" x
15' 5" (4.3m x 4.7m)
Solid hardwood strip floor.



BEDROOM (4): 15' 5" x 15'
2" (4.7m x 4.61m) Solid
hardwood strip floor.



BEDROOM (5): 13' 1" x 15'
9" (4.0m x 4.8m)
Solid hardwood strip floor.





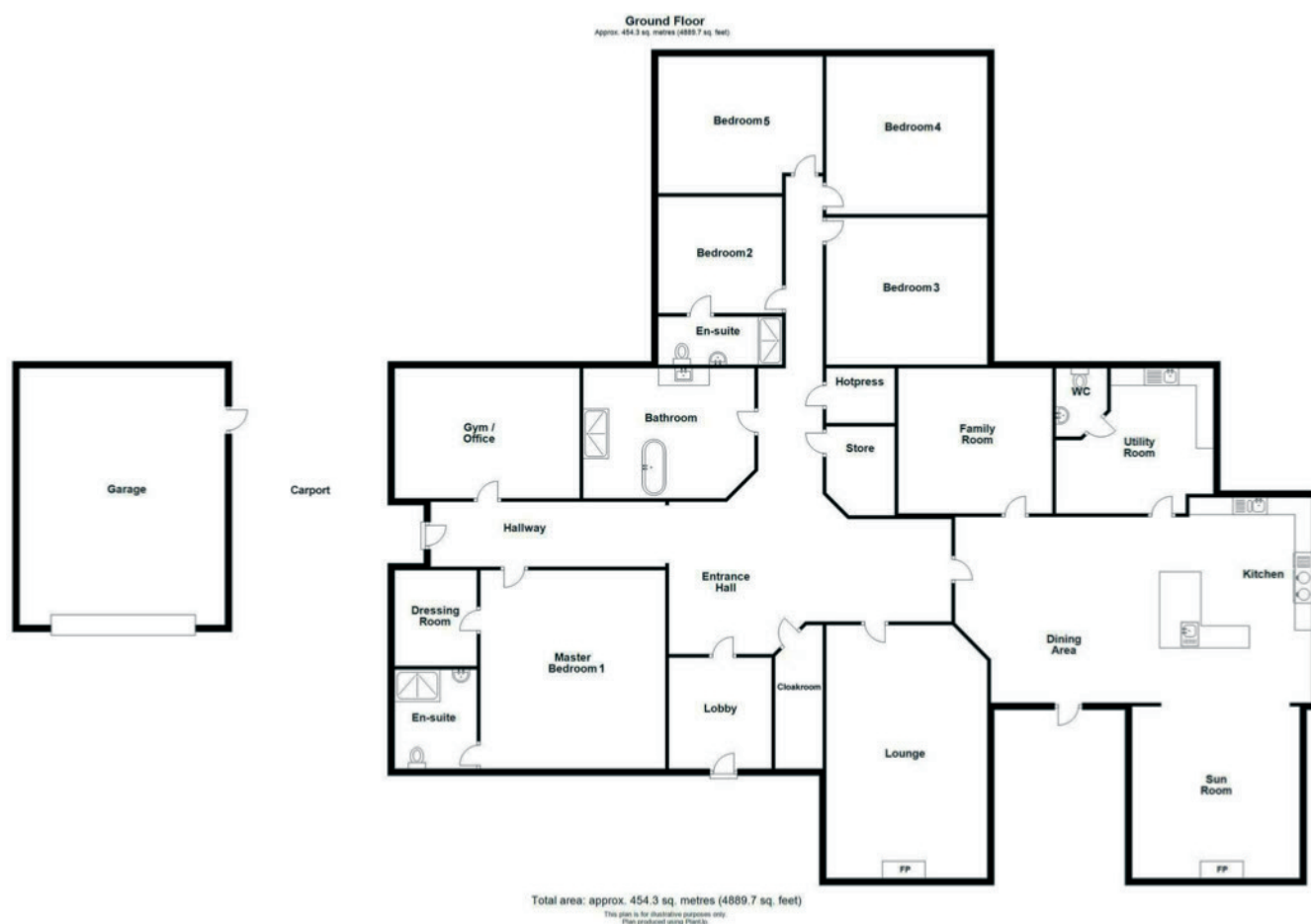
Outside

Granite Pillared Entrance with Automated Gates. Sweeping tarmac driveway with granite kerbs. Generous front lawns surrounded by mature shrub beds and specimen trees. Water feature to front bordered by sheltered patio areas. Extensive tarmaced area for turning and parking, leading to car-port and detached garage.



Rear garden with two steel outbuildings each with power and light, one with electric roller shutter door. Gated orchard with sheltered patio areas. Professionally designed kitchen garden, steps to the orchard and green house.

DETACHED GARAGE: 24' 7" x 19' 8" (7.5m x 6.0m)

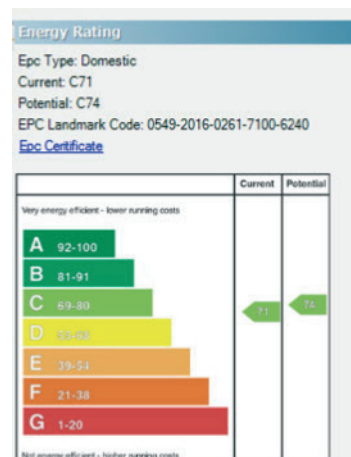


Location:

When leaving Banbridge via the Castlewellan Road, Drumneath Road is on the left hand side and no. 11 is accessed via a shared avenue. No. 11 is the first on the left behind automated gates.

Lisburn - 028 92 66 1700
Ballyhackamore - 028 90 65 0000
Lisburn Road - 028 90 66 3030
North Down - 028 90 42 4747

www.templetonrobinson.com



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