



This deceptively spacious attractive detached family home occupies a good sized site tucked away on the edge of Drumbo village with views over the surrounding countryside.

Whilst enjoying this quiet situation it also offers convenience to both Belfast and Lisburn including those amenities in Malone being only a short distance drive.

The property offers generous well proportioned accommodation which is well presented throughout and is further enhanced by the many fine features. Overall it is ideally suited to cater for all of those modern day family living requirements.

Enjoying the best of both worlds with its semi rural yet convenient location this excellent home will have wide ranging appeal thus early inspection is highly recommended so as not to miss out.

Offers Over  
£379,500

1 Back Road,  
Drumbo,  
BT27 5LB

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Viewing by  
appointment  
through agent  
028 9066 3030



- Attractive Detached Family Home with Countryside Views
- Spacious Reception Hall with Separate WC & Cloakroom
- Bright Lounge & Good Sized Separate Dining Room
- Modern Fitted Kitchen with Built-in Appliances & Separate Utility Room
- Open Plan to Casual Dining Area & Family Room with Glass Fronted Stove
- Spacious Landing with Sitting Area & Views Over Countryside
- 5 Well Proportioned First Floor Bedrooms
- Generous Master Bedroom with Modern Ensuite Shower Room
- Good Sized Modern Family Bathroom with White Suite & Separate Shower Cubicle
- Excellent Accommodation Ideal for Modern Day Family Living
- Zoned Oil Fired Central Heating/uPVC Double Glazed/Intercom Entry & Alarm System
- Automatic Gates to Parking & Turning Area for Multiple Vehicles to Front/Integral Garage
- Front, Side & Rear Enclosed Gardens in Lawns
- Quiet Semi Rural Yet Convenient Location

The Property Comprises:

Ground Floor

Oak effect uPVC double glazed front door to . . .

SPACIOUS RECEPTION HALL: Solid timber floor, intercom entry system.

SEPARATE WC: Low flush wc, wash hand basin with splash tiling, ceramic tiled floor, cornice ceiling, extractor fan.



CLOAKROOM: Matching solid timber floor.

LOUNGE: 12' 4" x 10' 0" (3.76m x 3.05m) Dimmer switch, cornice ceiling.



DINING ROOM: 11' 5" x 10' 2" (3.48m x 3.1m) Dimmer switch, cornice ceiling.



MODERN FITTED KITCHEN OPEN PLAN TO DINING AREA & FAMILY ROOM: 22' 0" x 17' 6" (6.71m x 5.33m) (at widest points overall). Excellent range of high and low level units, 1.5 bowl single drainer sink unit, wooden work surfaces, four ring ceramic hob with stainless steel extractor fan, stainless steel double oven, matching stainless steel built-in microwave, integrated dishwasher, space for American fridge freezer, part tiled walls, solid oak floor throughout, low voltage lights, Georgian style glass fronted solid fuel stove with slate hearth, wood mantle, dimmer switch, uPVC double glazed doors leading to garden.





UTILITY ROOM: 11' 5" x 5' 0" (3.48m x 1.52m) (Off kitchen/At widest points). Range of high and low level units including Ironing board/Hoover storage cupboard, single drainer stainless steel sink unit, plumbed for washing machine, matching solid oak floor, low voltage lights, uPVC double glazed door to rear. Door to integral garage.

First Floor

SPACIOUS LANDING WITH SITTING AREA: Views over countryside, large walk-in shelved hotpress, access to roofspace.



MASTER BEDROOM: 14' 4" x 12' 9" (4.37m x 3.89m) (at widest points). Mirror fronted Sliderobes, dimmer switch.

MODERN ENSUITE SHOWER ROOM: Fully tiled shower cubicle with contemporary shower unit, low flush wc, pedestal wash hand basin, ceramic tiled floor, part matching tiled walls, extractor fan, low voltage lights, mirror fronted bathroom cabinet.



BEDROOM (2): 11' 9" x 11' 9" (3.58m x 3.58m) Dimmer switch.



BEDROOM (3): 12' 4" x 10' 0" (3.76m x 3.05m) Dimmer switch.



BEDROOM (4): 10' 2" x 8' 5" (3.1m x 2.57m) Dimmer switch.

BEDROOM (5)STUDY: 11' 4" x 8' 0" (3.45m x 2.44m) (at widest points). Double glazed Velux window.

GOOD SIZED MODERN FAMILY BATHROOM: 11' 9" x 9' 0" (3.58m x 2.74m) (at widest points). White suite comprising wood panelled bath with shower attachment, contemporary wash hand basin and low flush wc set in vanity unit, ceramic tiled floor, chrome heated towel rail, low voltage lights, large fully tiled shower cubicle with contemporary shower unit and additional hand shower.



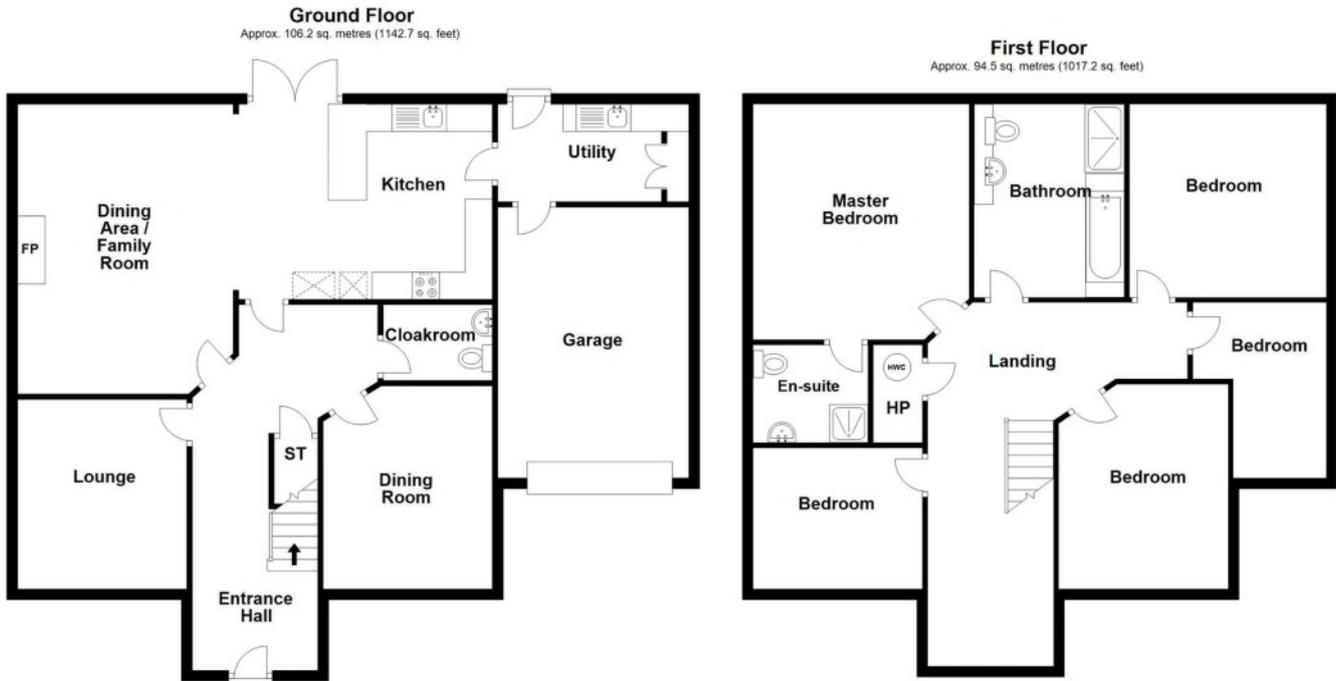
Outside

Wrought iron automatic gates to extensive tarmac driveway with parking and turning area to front.

INTEGRAL GARAGE: 16' 5" x 11' 2" (5m x 3.4m) Roller shutter door, power and light, oil fired boiler.

Private front garden in lawn enclosed by mature hedging. Side and rear gardens enclosed by mature hedging and timber fencing with border beds and raised paved patio area for those summer evenings. Timber garden store. Outside tap and light.





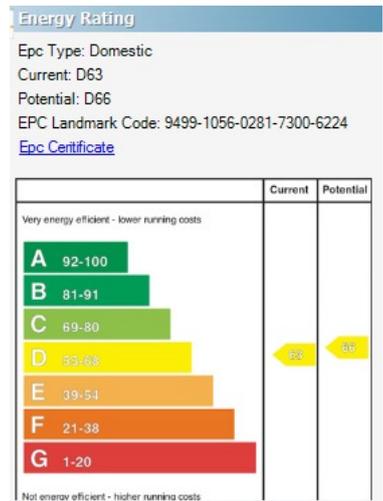
Total area: approx. 200.7 sq. metres (2159.9 sq. feet)

This plan is for illustrative purposes only.  
Plan produced using PlanUp.

### Location:

Heading up Pinehill Road into Drumbo village, Back Road is on the right, number 1 Back Road is a short distance on the left.

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



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