



## 3 Tudor Grove, Dromore, BT25 1DZ

- Impressive, Detached Family Home
- Three Separate Reception Rooms
- Deluxe Bathroom; Furnished Cloakroom
- Car Port; Detached Double Garge
- Set With Exclusive Development
- Four Bedrooms; Principal With En Suite
- Kitchen; Utility Room
- Generous Sized Private Driveway
- Gardens Front, Side & Rear; Rural Views
- Convenient Location; Immaculately Presented

Offers Over £339,950

EPC Rating D



3 Tudor Grove, Dromore





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood front entrance door with glazed panel inset and matching double glazed side screens. Wood laminate floor covering. Stairwell leading to first floor. Access to under stairs store with light.

#### FURNISHED CLOAKROOM

White two piece suite comprising wash hand basin and WC. Splashback tiling to wash hand basin. Wood laminate floor covering.

#### LOUNGE 15'1" x 14'3" (plus bay)

Bow bay window to rear elevation, enjoying rural views. Open fire in granite fireplace with matching hearth and timber surround.

#### DINING ROOM 11'6" x 9'9"

Aluminium framed, double glazed, sliding patio door with matching double glazed side screen leading to paved patio area. Picture window to front elevation.

#### FAMILY ROOM 20'7" x 13'3"

Twin picture windows to rear elevation, enjoying rural views. Feature brick wall with recessed open fire and granite hearth. Floating timber mantle over fire.





### **KITCHEN 17'4" x 13'3" (wps)**

Fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay and mixer tap over. Integrated four ring touch screen hob with retractable extractor canopy over. Integrated eye level oven and grill. Space for fridge freezer. Integrated dishwasher. Part tiled walls. Wood laminate floor covering. Dual aspect picture windows.

### **UTILITY ROOM 9'8" x 4'5" (wps)**

High level storage units and integrated shelving. Plumbed for automatic washing machine. Wood laminate floor covering. Hardwood, double glazed door leading to side garden.

## **FIRST FLOOR**

### **LANDING**

Space for study area/seating area. Access to roof space via pull down ladder. Picture window to front elevation.

### **PRINCIPAL BEDROOM 15'7" x 10'11"**

Picture window to rear elevation, enjoying elevated rural views.

### **EN SUITE SHOWER ROOM 10'10" x 4'4"**

White three piece suite comprising fully tiled quadrant shower enclosure, pedestal wash hand basin and WC. Thermostat controlled shower unit. Fully tiled walls. Wood laminate floor covering. Chrome towel radiator.

### **BEDROOM 2 15'1" x 14'4"**

Picture window to rear elevation, enjoying elevated rural views. Range of fitted bedroom furniture to include wardrobes, overhead lockers, shelving, and dressing table.

### **BEDROOM 3 11'6" x 9'9"**

Box bay window to front elevation.

### **BEDROOM 4 11'3" x 10'1"**

Picture window to side elevation. Fitted bedroom furniture to include two double wardrobes, overhead lockers, drawers, and vanity station.

### **DELUXE FAMILY BATHROOM 10'0" x 8'0"**

Contemporary, white, three piece suite comprising tile encased bath, semi pedestal wash hand basin and WC. Mixer tap, glass shower screen and thermostat controlled shower unit over bath. Part tiled walls. Chrome towel radiator. Mosaic tiled floor with matching floor to ceiling splashback behind sink. Access to shelved hot press with light. Recessed spotlights.

## **EXTERNAL**

Generous sized private driveway area finished in tarmac, leading to car port and double garage.

Front garden finished in lawn and range of shrubbery.

Tiled entrance porch with tiled steps and external light.

Brick pavior and paved patio areas to side and rear of property.

Steps leading to lower level rear garden finished in lawn and range of plants, trees and shrubbery.

PVC oil storage tank.

External lighting.

Outside tap.

### **DETACHED DOUBLE GARAGE 21'7" x 17'8"**

Twin up and over doors, separate service door, light, power and oil fired central heating boiler.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property.

Purchasers should make/commission their own inspections if they feel it is necessary.





**Impressive, four bedroom, three reception, detached, family home with carport and detached double garage, occupying a private landscaped site set within an exclusive development, situated off Jubilee Road, Dromore.**

**The property comprises entrance hall, furnished cloakroom, lounge with open fire, dining room, separate family room with open fire, kitchen, utility room, four well proportioned first floor bedrooms, to include principal bedroom with en suite shower room, and deluxe family bathroom with contemporary three piece suite.**

**Externally, the property enjoys generous sized private driveway area finished in tarmac, leading to car port and double garage, front garden finished in lawn and range of shrubbery, brick pavior and paved patio areas to side and rear of property, and lower level rear garden finished in lawn and range of plants, trees and shrubbery.**

**Other attributes include oil fired central heating, double glazing, and rural views.**

**Early viewing highly recommended to avoid disappointment.**



### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>57</b>               | <b>61</b> |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>Northern Ireland</b>                     | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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