



2 Linen Lane is an exceptionally well presented four bedroom detached home set on the edge of Dromore town centre within the popular Linen Lane development. Finished to a high standard throughout, this is a perfect family home. The ground floor comprises a welcoming reception hall with downstairs WC, a bright front lounge featuring a multi-fuel burning stove, and a spacious open plan kitchen, living and dining area with an excellent range of integrated appliances. A separate utility room adds further convenience.

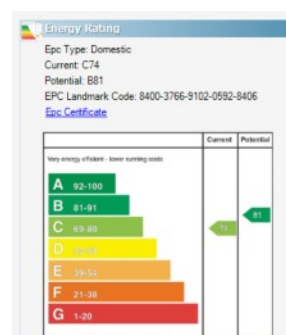
Upstairs, there are four well proportioned bedrooms, including a principal bedroom with en-suite shower room, plus a contemporary family bathroom. Externally, the home benefits from off street parking and a fully enclosed rear and side garden ideal for relaxing or entertaining.

Convenient to local amenities and major transport links to Belfast and Hillsborough, early viewing is highly recommended.

Offers Over
£345,000

2 Linen Lane,
DROMORE,
BT25 1TX

Viewing by
appointment with
& through agent
028 9266 1700



- Attractive four bedroom detached home
- Popular Linen Lane development
- Spacious front lounge with multi-fuel burning stove
- Open plan living/kitchen/dining with integrated appliances
- Separate utility room
- Downstairs WC
- Four good sized bedrooms, principal bedroom with en suite shower room
- Modern family bathroom
- Oil fired central heating and double/ triple glazed sash windows throughout
- Enclosed gardens to side and rear
- Off street driveway parking



The Property Comprises:

Ground Floor

ENTRANCE HALL: 12' 5" x 7' 10" (3.78m x 2.39m) Hardwood front door, ceramic tiled floor.

DOWNSTAIRS W.C.: Ceramic tiled floor, low flush wc, pedestal wash hand basin with mixer tap.



LOUNGE: 17' 1" x 11' 9" (5.21m x 3.58m) Laminate floor. Sandstone fireplace brick inset with multi-fuel stove, slate hearth.



LIVING/DINING/KITCHEN: 21' 10" x 20' 7" (6.65m x 6.27m) Feature fireplace with wood burning stove, slate hearth, ceramic tiled floor, spotlights. Kitchen with built-in high and low level units, single drainer Belfast sink unit with mixer tap, integrated dishwasher and Belling oven, five ring gas hob, bespoke cooker hood. Quartz worktops and splashback. Island with wooden work top with storage and seating. Spotlights. Access to rear.



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UTILITY ROOM: 8' 1" x 5' 8" (2.46m x 1.73m) Ceramic tiled floor, plumbed for washing machine, high and low level units, single drainer stainless steel sink unit, integrated freezer, plumbed for washing machine, vented for tumble dryer, pantry, access to rear.

First Floor

LANDING: Access to part-floored roofspace via Slingsby ladder. Hotpress.



PRINCIPAL BEDROOM: 12' 5" x 11' 3" (3.78m x 3.43m)

ENSUITE SHOWER ROOM: Full width shower cubicle with rainfall shower head, pedestal wash hand basin, low flush wc, part tiled walls, double extractor fan.



BEDROOM (2): 12' 0" x 11' 5" (3.66m x 3.48m)

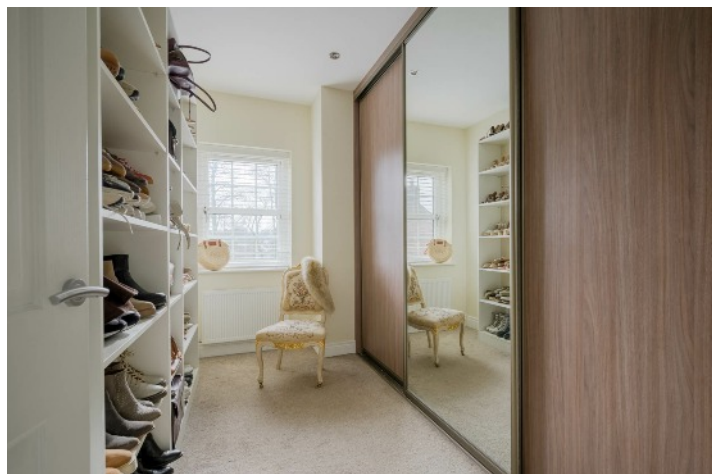


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BEDROOM (3): 12' 0" x 9' 6" (3.66m x 2.9m)

BEDROOM (4): 11' 3" x 7' 4" (3.43m x 2.24m) Built-in robes and spotlights. Currently used as dressing room.



BATHROOM: Freestanding bath with mixer tap, shower attachment, low flush wc, vanity units, ceramic tiled floor, spotlights, extractor fan.



Outside

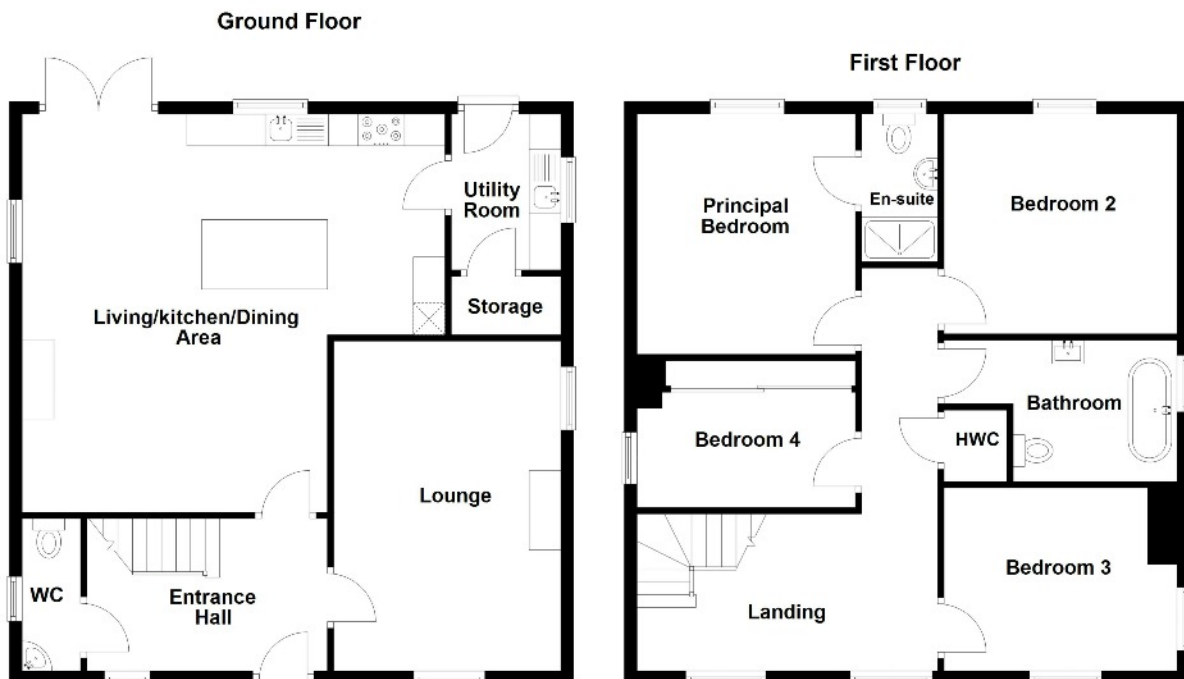
Off street parking to the side. Gardens in lawn to the side and enclosed gardens to rear with patio and raised beds, powder coated fencing and railings, shed for storage. Private access to Dromore Park for Linen Lane residents.



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Location:

From Hillsborough Road, continue through roundabout and turn left onto Linen Lane. Number 2 is on the right hand side entering the development.



2 Linen Lane, Dromore

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