



## 3 Bocombra Hill, Portadown, Craigavon, BT63 5SA

### Offers Over £337,500

- Five Bedroom Detached Family home with a Large Detached Garage
- Utility & Downstairs WC
- Four Piece Fully Tiled Family Bathroom Suite
- Two Reception Rooms Including a Lounge with an Open Fireplace
- Master Bedroom with a Fully Tiled Private En-Suite & Walk-In-Wardrobe
- Detached Garage (19'10" x 13'0")
- Large Open Plan Kitchen/Dining with an Array of Fitted Units and Integrated Appliances
- Four Further Well Proportioned Double Bedrooms

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (82 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</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 |           |

# 3 Bocombra Hill, Craigavon BT63 5SA

Hannath Estate Agents are delighted to welcome this five bedroom detached family home with a detached garage. Stepping inside, you're immediately greeted to two reception rooms including an inviting lounge, which offers an open fireplace. The superb open-plan kitchen and dining area boasts an array of high & low fitted units and integrated appliances. For added practicality, the ground floor also conveniently hosts a dedicated utility room and a well-appointed WC. Ascending to the first floor, there is a master bedroom complete with its own fully tiled private en-suite & walk-in-wardrobe, four further well-proportioned double bedrooms & a four-piece fully tiled family bathroom suite beautifully completes the first-floor accommodation.

Located off Old Lurgan Road, Portadown.



### Hallway

19'2" x 7'5"

Tiled floor & radiator

### Lounge

21'4" x 12'4"

Wooden, bay window, radiator, open fireplace & ceiling coving

### Living Room

11'1" x 10'5"

Wooden floor & radiator

### Kitchen/Dining

12'11" x 21'8"

High & low level units, integrated oven, extractor fan, dishwasher, tiled floor & radiator

### Utility

7'9" x 7'2"

Tiled floor, high & low level units, plumbed in for washing machine

### WC

7'9" X 2'11"

Low flush WC, pedestal wash hand basin, tiled floor & wood panels

### Landing

3'1" x 11'9"

Carpet, radiator & access to roofspace

### Master Bedroom

12'10" x 16'6"

Carpet & radiator

### En-Suite

6'3" x 4'10"

Fully tiled, Low flush WC, pedestal wash hand basin with tiled splashback, shower enclosure

### Walk-in-Wardrobe

6'2" x 4'11"

Tiled floor

### Bedroom Two

9'4" x 12'4"

Carpet & radiator

### Bedroom Three

9'7" x 10'7"

Carpet & radiator

### Bedroom Four

9'4" x 10'6"

Carpet & radiator

### Bedroom Five

9'6" x 8'

Carpet & radiator

### Bathroom

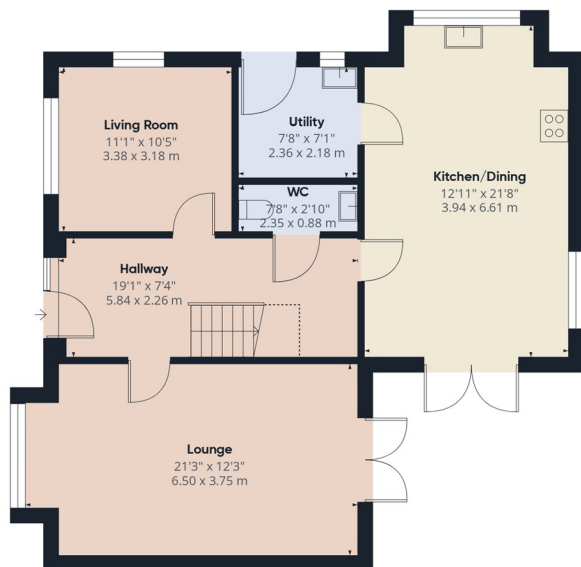
15'10" x 8'4"

Four piece fully tiled family suite comprising of; shower enclosure, bath, low flush WC & pedal wash hand basin

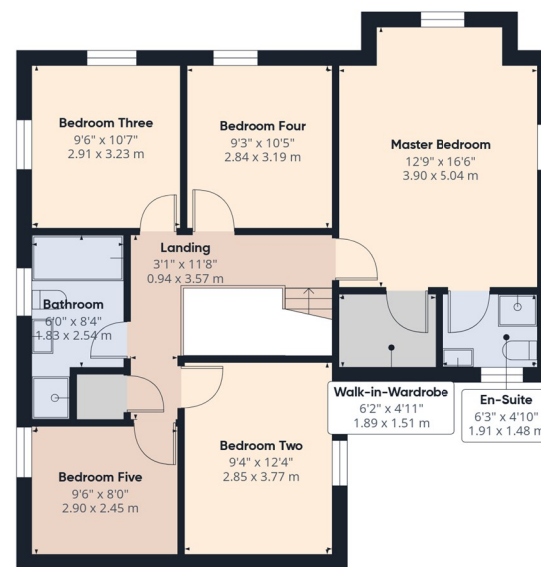
### Detached Garage

19'11" x 13'

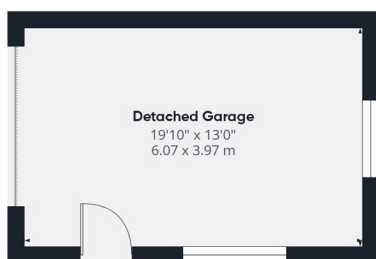
Oil boiler & access to roofspace



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Hannath®**

**Approximate total area<sup>(1)</sup>**

1927 ft<sup>2</sup>

179.2 m<sup>2</sup>

**Reduced headroom**

17 ft<sup>2</sup>

1.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**