



302 The Hollows, Lurgan, Craigavon, BT66 7WW

£299,950

- Four Bedroom Detached Family Home
- Built 2024 by Hilmark Homes
- Open Plan Kitchen/Dining with an Array of Sleek Fitted Units and Integrated Appliances
- Utility & Downstairs WC
- Three Further Well Proportioned Double Bedrooms
- Four Piece Fully Tiled Family Bathroom Suite

- Two Reception Rooms Featuring a Lounge with Open Fireplace
- Master Bedroom Featuring Private En-Suite

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		
(69-69) C		
(55-55) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	84	84
EU Directive 2002/91/EC		

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Hannath Estate Agents is delighted to introduce this stunning four bedroom detached family home. You're welcomed by a cosy lounge which features a wood burning stove. At the heart of the home lies an open plan living/dining/kitchen which is outfitted with premium integrated appliances and an extensive array of cabinetry and there is a utility & downstairs WC for added convenience. Upstairs, there is a master bedroom with private en-suite, three further well proportioned double bedrooms & a four piece family bathroom suite.

4 2 2 B



Lounge

16'6" x 11'4"

This spacious lounge offers a bright and welcoming space with large windows allowing natural light to fill the room. The room features a traditional fireplace with a wood-burning stove, framed by a black hearth and surround, creating a cosy focal point. The flooring is laid in a warm herringbone pattern.

Lounge/Dining Room

26'0" x 9'3"

Extending from the kitchen, this generous open-plan lounge and dining room features light-coloured tiled flooring and large windows with French doors leading out to the rear garden, creating a bright and airy feel. A stylish wood-panelled feature wall adds texture and warmth.

Kitchen

8'11" x 13'0"

Fitted with cabinetry in a deep grey finish, this kitchen is both practical and stylish. The wooden worktops complement the neutral tiled splashback, while integrated appliances include a gas hob with extractor fan above and an electric oven. A window above the sink lets in plenty of daylight, and the kitchen conveniently opens into the utility room, enhancing the home's functionality.

Utility

8'10" x 5'8"

This practical utility room features matching cabinetry to the kitchen, with space and plumbing for a washing machine and tumble dryer. The tiled floor continues through from the kitchen, maintaining a clean, cohesive feel.

WC

3'1" x 6'9"

The ground floor WC offers a modern, stylish space with half-height cladding and patterned wallpaper above. It includes a pedestal basin and a toilet, all set against tiled flooring for easy maintenance.

Master Bedroom

13'1" x 11'6"

The master bedroom is a comfortable and spacious retreat featuring neutral tones and ample natural light from the window. The room easily accommodates a double bed with bedside tables and has direct access to an ensuite shower room for added convenience.

En-Suite

4'8" x 6'7"

This ensuite shower room is fitted with a corner shower cubicle, a wall-mounted basin, and a toilet. The design is simple and clean, with neutral tiles and practical fittings, perfect for the master suite.

Bedroom Two

12'8" x 11'7"

Bedroom Two is a bright and airy space, comfortably sized to accommodate a double bed and furniture. The window fills the room with natural light.

Bedroom Three

13'0" x 9'3"

Bedroom Three provides a good-sized double bedroom with neutral décor and carpeting.

Bedroom Four

8'11" x 7'5"

Bedroom Four is a smaller room, ideal for a single bed or as a study. It benefits from light neutral tones and carpeted flooring, creating a calm and comfortable space.

Bathroom

9'0" x 6'8"

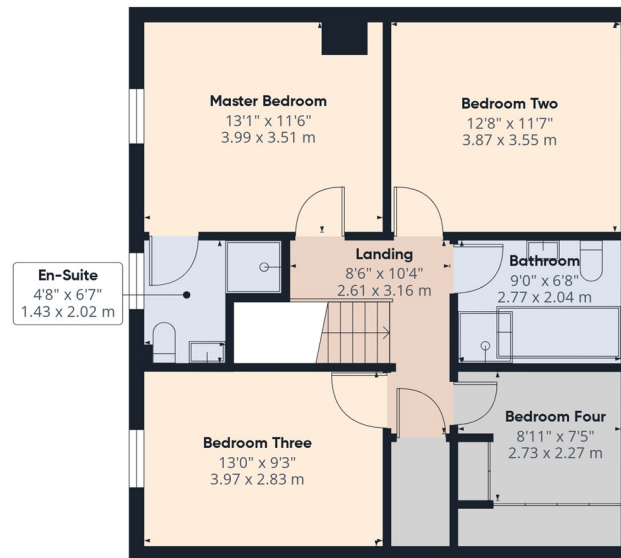
The family bathroom offers a modern and bright space with a separate shower cubicle and a full-size bath. It also includes a wall-mounted basin and toilet, tiled flooring, and neutral décor, providing a fresh and clean feel.

Rear Garden

The rear garden is a well-maintained, private outdoor space with a large lawn bordered by a wooden fence. A small paved patio area provides room for outdoor seating and leads to a garden shed positioned in the corner, perfect for storage.



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1398 ft²

129.9 m²

(1) Excluding balconies and terraces

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

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