



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

27 English Road
Portadown
BT62 1NL

Bedroom	3
Reception	1
Bathroom	2



Spacious detached bungalow on generous site with large general purpose shed
and range of outbuildings

Offers in Excess of: £350,000

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed
Open during lunchtime

Viewing strictly by appointment only

028 3833 1111

www.joyceclarke.team
sales@joyceclarke.team
2 West Street, Portadown, BT62 3PD



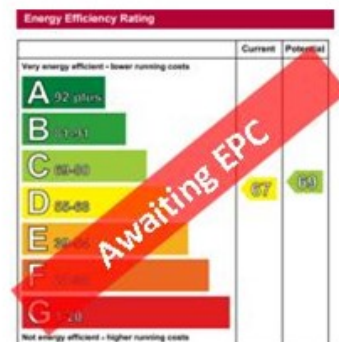
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27 Eglis Road is a truly impressive detached family home set in a highly convenient location within easy reach of the M1 and Portadown. When you drive into the yard to the rear of this property you are immediately struck by the size of the holding which extends to approximately 0.39 acres. Step inside this well maintained home and you are welcomed into a large kitchen dining with patio door onto the decking area. The kitchen is the heart of every home, and this one has a fantastic range of storage units with solid Oak doors, complimented by integrated appliances. There is plenty of room for a table and sofa making this a very sociable room. The formal living room has a beautiful feature fireplace with an open fire. There are three well proportioned bedrooms, two of which have built in storage. This home has been well designed, and the family bathroom is an example of this having a separate shower and bath. A generous utility and WC also feature. Provision has been left that potential conversion into the roofspace could be undertaken. On the outside there is a really useful general purpose workshop / shed which lends itself to a variety of uses. It has power and light. There are a number of general purpose sheds also. In addition for those who desire farmland to accompany this property, we can offer C.5.01 acres by separate negotiation.



- Impressive detached bungalow set upon generous site extending to C0.39 acres
- Approximately 5.01 acres of quality land available by separate negotiation
- Living room with attractive feature fireplace and open fire
- Open plan kitchen dining with an excellent range of storage units and integrated appliances
- Three well proportioned bedrooms
- Utility room and WC
- Family bathroom with separate shower & bath
- Super general purpose shed / workshop
- Range of outbuildings



ENTRANCE HALL

UPVC entrance door with glazed panel and glazed panels to either side. Access to cloakroom. Access to hotpress. Tiled flooring. Double panel radiator. Access to attic via loft ladder, attic trusses, window to each gable wall and lighting.

LIVING ROOM

5.27m x 3.95m (17' 3" x 13' 0")

Front aspect reception room with bay window. Feature open fireplace with wood surround, cast iron back panel and slate tiled hearth. Wood effect laminate flooring. Two double panel radiators. TV point. French door with glazed pane.

KITCHEN / DINING

5.66m x 3.97m (18' 7" x 13' 0")

Excellent range of high and low level kitchen cabinets with solid Oak doors under unit lighting, pull out larder and display cabinets with glazed panels and lighting. Range of appliances include double electric oven, four ring electric hob with integrated extractor fan canopy, integrated fridge and dishwasher. Stainless steel sinone and half bowl sink and drainage unit with water filter system. Tiled flooring and splashback. Double panel radiator. Sliding patio door giving access to decked area.

UTILITY ROOM

2.07m x 2.88m (6' 9" x 9' 5")

Low level units with solid Oak doors. Space for fridge freezer, washing machine and tumble dryer. Stainless steel sink and drainage unit. Tiled flooring and splashback. Single panel radiator. Extractor fan. UPVC door with glazed panel giving access to rear.

DOWNSTAIRS WC

2.06m x 0.97m (6' 9" x 3' 2")

Close coupled WC and wash hand basin with pedestal. Single panel radiator. Extractor fan. Tiled flooring.



BEDROOM ONE

3.57m x 3.95m (11' 9" x 13' 0")

Rear aspect double bedroom. Built-in double door wardrobe with shelving and clothes rails. Single panel radiator.

BEDROOM TWO

2.88m x 2.86m (9' 5" x 9' 5")

Front aspect double bedroom. Built-in double door wardrobe with shelving and clothes rails.

BEDROOM THREE

3.48m x 2.86m (11' 5" x 9' 5")

Front aspect bedroom. Wood effect laminate flooring. Single panel radiator.

FAMILY BATHROOM

2.48m x 3.96m (8' 2" x 13' 0")

Four piece bathroom suite comprising of corner bath, close coupled WC, wash hand basin with pedestal and separate showers enclosure with PVC panels and electric shower. Double panel radiator. Extractor fan. Tile effect vinyl flooring.

OUTSIDE

FRONT

Front garden laid in lawn with mature planting. Pillared entrance with concrete driveway leading to rear. Gravelled area to side.

REAR

Concrete yard area with block built dog houses with runs. Block built shed. Additional storage/ parking area.

SHED 18.96m x 5.93m

Concrete floor. Lighting. Doors at either end. Lean-to with WC and wash hand basin and access to container storage.

LAND

Two fields to rear of property (can be sold separately) with own access to road. Water.



We endeavour to make our sales details accurate and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. Artists' impressions are for illustrative purposes only. All details including materials, finishes etc.