



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

47 Holly Hill
Dollingstown
BT66 7UB

Bedroom	4
Reception	2
Bathroom	3



Beautifully presented four bedroom detached family home in a highly popular development

Offers in Excess of: £275,000

Opening Times

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

Viewing strictly by appointment only

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JOYCE CLARKE

TAKING YOU HOME

We know you are going to love 47 Holly Hill! This stunning red brick detached family home is finished to a high specification throughout, in a highly sought after location right in the heart of Dollingstown village. Number 47 is a fantastic space for your family with two reception rooms, one with open fire centrepiece and dual aspect dining area, open plan kitchen with integrated appliances and ample storage. Utility room and WC complete the ground floor. Upstairs there are four double bedrooms (master with ensuite and walk in wardrobe). The family bathroom is perfection with a modern four piece suite to include free standing bath. The garden is the heart of this home, with covered pergola area, garden room and well planned patio areas perfect for outdoor hosting. Parking is via the tarmac driveway with room for ample cars. This home has been completed to the very highest standard, early viewing comes highly recommended.



- Four double bedrooms (master bedroom with en suite and dressing room)
- Beautiful dual aspect lounge with feature fireplace open to dining
- Living room with tasteful wall panelling
- Open plan kitchen with excellent range of storage cabinets and integrated appliances
- Utility and ground floor WC
- Four piece bathroom suite to include free standing bath and underfloor heating
- Garden room with double glazed doors, power and light
- Chain free
- Fully enclosed garden with covered pergola and well planned out patio areas
- Two wooden sheds with power and light



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL

Entrance door with glazed panel leading to hallway. under stair storage. double panel radiator. tiled floor

LIVING ROOM

3.68m x 5.07m (12' 1" x 16' 8")
Front aspect reception room. Feature fire place with cast iron insert and open fire. Solid wood flooring. Double panel radiator. Tv point. Open to dining.

DINING ROOM

2.99m x 3.18m (9' 10" x 10' 5")
Attractive wall panelling. Solid wood flooring. Single panel radiator. Patio doors to garden.

LOUNGE

3.11m x 4.92m (10' 2" x 16' 2")
Wall panelling. Laminate flooring. Double panel radiator.

KITCHEN DINING

3.20m x 4.22m (10' 6" x 13' 10")
Attractive kitchen with an excellent range of high and low level storage with intergrated appliances to include eye level oven and grill. Hotpoint induction hob with extractor over. One and a half bowl stainless steel sink and drainer with mixer tap. Tiled floor and part tiled wall. Recessed lighting.

UTILITY ROOM

1.82m x 1.92m (6' 0" x 6' 4")
Low and high level units with shelving and space for washing machine. Tiled floor and gas boiler. Tiled floor and splash back. Part glazed door to rear.

GROUND FLOOR WC

1.09m x 1.82m (3' 7" x 6' 0")
Floating sink with mixer top. Back to wall dual flush WC. Single panel radiator. Tiled floor and splash back. Window extractor.

FIRST FLOOR LANDING

Double panel radiator. and access to roofspace

MASTER BEDROOM

3.87m x 3.68m (12' 8" x 12' 1")
Front aspect double bedroom. Beautiful bespoke wall panelling. Laminate flooring. Double panel radiator.

ENSUITE

1.54m x 1.98m (5' 1" x 6' 6")
Corner shower cubicle with mains fed thermostatically controlled shower back to wall dual flush WC. Pedestral style sink with mixer tap. Heated towel rail. Tiled floor and part tiled wall. Window extractor.

WALK IN WARDROBE

1.61m x 1.54m (5' 3" x 5' 1")
Individually designed hanging, shelving and shoe storage. Single panel radiator.



BEDROOM TWO

3.63m x 3.30m (11' 11" x 10' 10")

Front aspect double bedroom. Laminate flooring. Double panel radiator.

BEDROOM THREE

3.79m x 3.30m (12' 5" x 10' 10")

Rear aspect double bedroom. Laminate flooring. Single panel radiator.

BEDROOM FOUR

2.89m x 2.78m (9' 6" x 9' 1")

Rear aspect double bedroom. Laminate flooring. Single panel radiator.

FAMILY BATHROOM

2.89m x 1.70m (9' 6" x 5' 7")

Stunning four piece suite comprising of free standing bath with floor mounted mixer tap. Corner shower enclosure with mains fed shower . Sink with mixer tap and vanity unit below. Back to wall dual flush WC. Tiled floor and part tiled wall. Underfloor heating. Heated towel rail. Extractor.

REAR GARDEN

Covered pergola. Ideal for hot tub. Attractive birch. paved patio area and pathway. secluded lawn area with mature plants and shrubs. Brick paved patio. Pedestrian gates to each side. Enclosed paved area for bins and storage. Large gate to driveway.

GARDEN ROOM

2.30m x 3.51m (7' 7" x 11' 6")

Timber constructed garden room ideal for home office or playroom. uPVC double doors with two side windows. Power and light. Decking area.

SHED

1.77m x 3.54m (5' 10" x 11' 7") Wooden shed with double doors. Power and light.

SHED

1.82m x 2.33m (6' 0" x 7' 8") Wooden shed. power and light.



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