



63 Bocombra Meadows, Portadown, Offers Over £350,000

- Spacious Four Bedroom Detached Family Home on an Excellent Corner Plot with a Detached L Shaped Garage Featuring a Versatile Adjoining Room
- Utility & Downstairs WC
- Four Piece Partially Tiled Family Bathroom Suite
- Two Reception Rooms including a Large Lounge Featuring a Wood Burning Stove & a Sliding Door Granting Access to a Slate Patio
- Master Bedroom Featuring a Private En-Suite
- L Shaped Detached Garage (19'4" x 10'7") with an Adjoining Versatile Room Perfect for an Office, Gym etc
- Modern Open Plan Kitchen/Dining Area with an Array of Sleek Fitted Units, Striking Kitchen Island & Integrated Appliances
- Three Further Well Proportioned Double Bedrooms

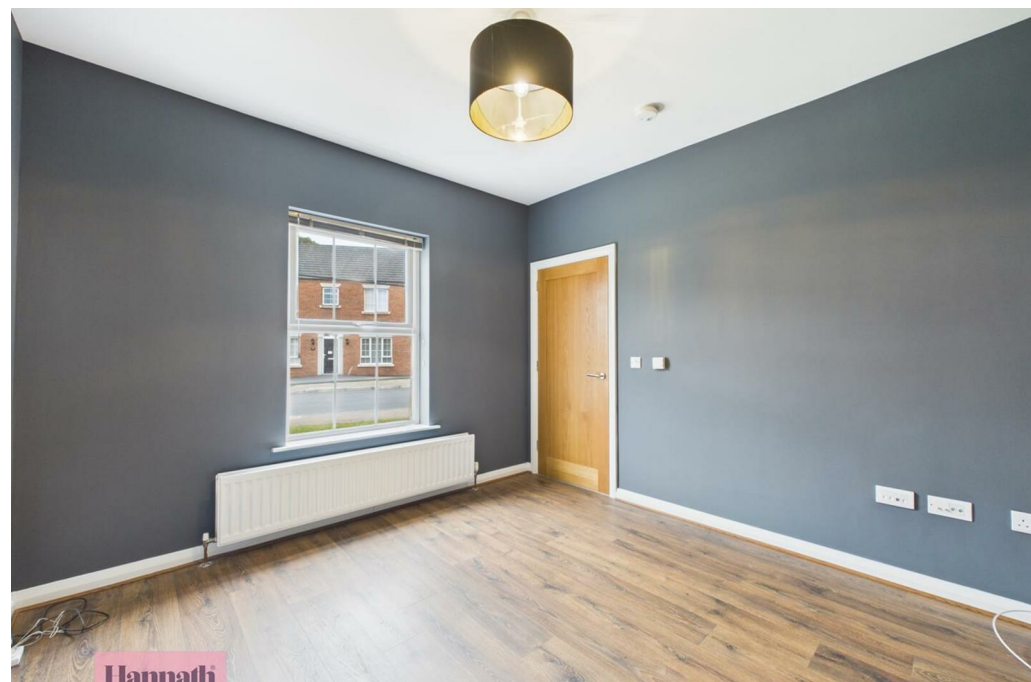
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	83	83
	EU Directive 2002/91/EC	

63 Bocombra Meadows, Portadown

Hannath Estate Agents is thrilled to present this spacious, four-bedroom detached family home, ideally situated at the end of a quiet cul-de-sac on a generous corner plot. Upon entering, the home boasts two inviting reception rooms, including a cosy lounge featuring a charming wood-burning stove and sliding doors that open directly onto a stylish slate patio. At the heart of the home is the stunning open-plan kitchen and dining area, which showcases sleek fitted units, a striking central kitchen island, and premium integrated appliances. This space flows effortlessly into a convenient separate utility room and downstairs WC.

The upper level accommodates a generous master bedroom complete with a private en-suite, alongside three additional well-proportioned double bedrooms. A contemporary four-piece, partially tiled family bathroom serves the rest of the floor.

Externally, the property continues to impress with a large, private, and peaceful rear garden. Featuring a lovely slate patio, raised flower beds, and mature trees, it provides an idyllic setting for outdoor relaxation and entertaining. Adding further appeal is the L-shaped detached garage, which includes a versatile adjoining room ideal for use as a home office, private gym etc. This superb property truly offers everything a growing family could desire in a highly sought-after location.



Hallway

17'7" x 6'7"

The hallway welcomes you with a stylish black and white checkered floor that adds a classic touch to the bright, white walls. A staircase with white spindles and a natural wood handrail leads to the upper floors.

Lounge

17'7" x 14'2"

This generous lounge is bright and airy, featuring wide windows that allow plenty of natural light to flood the room. The space is enhanced by warm wood-effect flooring and a simple yet charming fireplace as a focal point. Sliding glass doors open to the garden, perfectly blending indoor and outdoor living and inviting relaxation and entertaining.

Kitchen/Dining

12'10" x 17'8"

The kitchen/dining room is a bright, modern space featuring white cabinetry with wooden worktops that add warmth and character. A central island houses the hob and extractor fan.

Utility Room

6'2" x 7'8"

Tucked away just off the kitchen, the utility room is neatly arranged with built-in cupboards and work surfaces, providing practical space with stacked washing and drying appliances and a sink.

WC

6'1" x 5'4"

The downstairs WC continues the elegant checkered flooring from the hallway, with crisp white walls and a compact, modern suite including a WC and small wash basin, offering convenience and style.

Landing

17'7" x 6'7"

The landing upstairs is light and spacious, with windows allowing natural light to brighten the neutral walls and carpeted floor. Doors lead to all bedrooms and bathrooms, making it a welcoming and practical space to access the rooms above.

Master Bedroom

12'9" x 11'8"

The master bedroom is a comfortable room with neutral walls and a large window overlooking the garden. It benefits from an en-suite shower room for added convenience and privacy.

En-suite

6'6" x 5'7"

The en-suite is fitted with a compact shower cubicle, WC, and wash basin, finished with clean white tiles and grey flooring for a fresh and modern feel.

Bedroom Two

8'11" x 14'6"

Bedroom two is a bright and cosy room with dark grey walls adding a modern touch, paired with wood-effect flooring. It benefits from a large window overlooking the front, allowing natural light to fill the space.

Bedroom Three

8'11" x 14'7"

Bedroom three mirrors bedroom two in size and layout, offering the same dark grey feature walls, wood-effect flooring and a large window to the front, providing a calm and contemporary feel.

Bedroom Four

10'10" x 10'8"

Bedroom four is a bright and welcoming space with clean white walls and wood-effect flooring. A large window lets in plenty of natural light, creating a fresh and airy atmosphere.

Bathroom

6'6" x 10'9"

This bathroom combines modern and classic elements with white tiled walls, a walk-in shower, freestanding bath, WC and wash basin. Grey floor tiles complement the clean aesthetic, making the space feel fresh and bright.

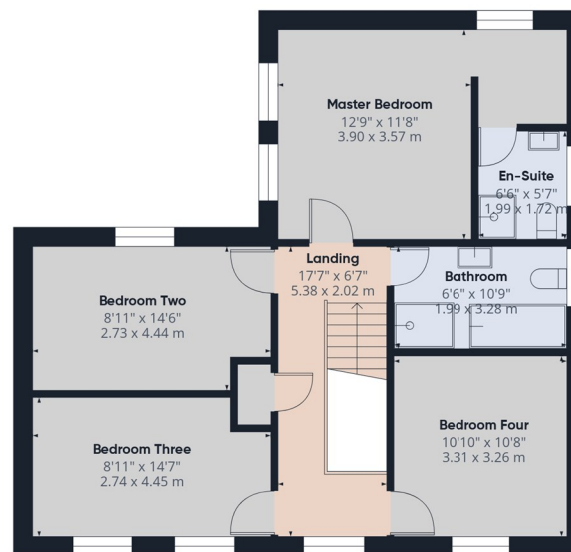
Detached Garage & Office/Gym

19'4" x 10'7"

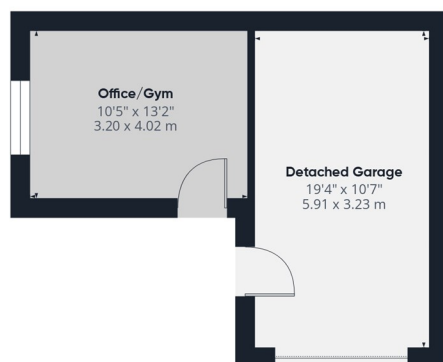
The detached garage and adjoining office/gym are accessed via a detached building in the rear garden. The garage offers secure parking or storage space, while the office/gym provides a flexible additional space.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Hannath®

Approximate total area⁽¹⁾

1906 ft²

177 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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