



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

47 Murray Wood

Waringstown

BT66 7GX

Bedroom	3
Reception	2
Bathroom	2



Exceptional three bedroom mid town house with two reception rooms and landscaped garden

Offers in Excess of: £219,950

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

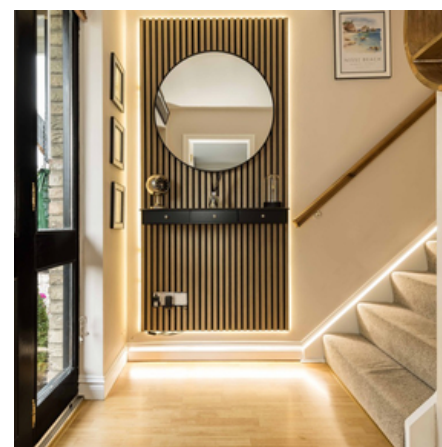
TAKING YOU HOME

47 Murray Wood is special! This property will surprise in every way, from the generous layout to the high end finishes throughout, there is no detail that has not been meticulously planned and completed. Step inside and you can instantly tell this home is loved.

It offers two reception rooms each with feature wall panelling, and the rear loung benefiting from sliding glazed door onto the patio. The kitchen is a work of art offering superb storage with a great range of units complimented by a quartz work surface, and a number of integrated appliances. There is plenty of room to entertain with the kitchen open to dining. Upstairs this home is equally impressive with three double bedrooms, each with their very own unique selling points! You could not be blamed for thinking you were in a boutique hotel upon entering the master suite with it's beautiful decor and amazing en suite shower room. The second bedroom is a generous double and has a range of bespoke fitted robes. The final bedroom has it's very own balcony overlooking the garden. A recently completed family bathroom completes the first floor. An integral garage is a wonderful addition, and comes complete with a range of fitted kitchen units for storage along one wall. You won't be disappointed when you visit the rear garden, which is wonderfully private. It has been designed and landscaped with entertaining in mind! This home simply must be seen to fully appreciate just how good it is.



- Massive three bedroom town house in a very popular location
- Master bedroom suite with luxurious en suite shower room
- Double bedroom with built in storage and veranda over looking garden
- Double bedroom with extensive range of bespoke built in wardrobes
- Front aspect reception room with open fire
- Second reception room with sliding patio door to garden
- Luxurious modern kitchen with range of integrated appliances
- Stunning family bathroom
- Integral garage with fitted kitchen units
- Landscaped garden to rear with patio for entertaining



ENTRANCE HALL

Hardwood entrance door with side window.
Leading to hallway, feature wall beading. Double panel radiator. Lighting to stairwell.

LIVING ROOM

4.20m (MAX) x 4.31m (13' 9" x 14' 2")
Front aspect reception room with feature open fire fireplace with cast iron surround and tiled hearth. Attractive wall panelling, laminate flooring. TV point. Closet. Double and single panel radiators.

KITCHEN DINING

2.97m x 5.29m (9' 9" x 17' 4")
Stunning modern kitchen with range of high and low level storage units complemented by quartz work surfaces, upstands and Belfast sink with mixer tap. Integrated appliances. BOSCH dishwasher, oven, four ring Indesite ceramic hob with extractor over, fridge freezer. Double panel radiator. Recessed lighting. Herringbone tiled floor. Access to integral garage. Part glazed door to rear.

LOUNGE

3.26m x 3.69m (10' 8" x 12' 1")
Rear aspect reception room with sliding glazed door to patio. Attractive wall detailing with panelling to rear wall and vertical beading to media wall. Lighting at ceiling cornicing. Double panel radiator. TV point.

LANDING

Access to roofspace. Single panel radiator.

MASTER BEDROOM

3.45m x 5.59m (11' 4" x 18' 4")
Front aspect double bedroom. Wall panelling. Double panel radiator.



EN SUITE

Luxurious fully tiled shower room to include large rimless shower enclosure with mains shower and dual waterfall attachments. Recessed shelving with back lighting. Floating vanity unit with sink and mixer tap and composite counter surface. Dual flush WC. Heated towel rail. Window. Extractor.

BEDROOM TWO

2.98m x 4.70m (9' 9" x 15' 5") (MAX)

Front aspect double bedroom. Range of built in wardrobes. Closet. Laminate flooring. Double panel radiator.

BEDROOM THREE

2.80m x 3.25m (9' 2" x 10' 8")

Rear aspect double bedroom. Feature wall panelling Double panel radiator. Sliding patio door to balcony.

FAMILY BATHROOM

2.36m x 1.95m (7' 9" x 6' 5")

Fully tiled modern white suite and comprising of of moulded bath with shower over waterfall shower heads. Mixer tap. Pedestal style suite. Dual flush WC. Single panel radiator.

INTEGRAL GARAGE

3.27m x 5.71m (10' 9" x 18' 9")

Range of oak kitchen units. Space for washing machine and tumble dryer. Power and light. Up and over door.

