



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

20 Mountfield Lodge

Portadown

BT62 1WN

Bedroom	3
Reception	1
Bathroom	3



Immaculately presented three bedroom detached family home with modular garage on prime corner position

Offers in Region of: £235,000

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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20 Mountfield Lodge enjoys a prime corner spot within this highly regarded development, and is just a hop and a skip away from shops and schools at Scotch Street as well as being in easy reach of Portadown and the M1. This immaculately presented three-bedroom home offers spacious accommodation throughout, including a dual-aspect living room with multi-fuel stove, modern kitchen open plan to dining with central island, separate utility room and ground floor WC. Upstairs, the master bedroom benefits from its own ensuite shower room, alongside two further bedrooms and a modern family bathroom. Outside, there is an extensive tarmac driveway offering excellent off-street parking, a fully enclosed rear garden with patio area and a large modular shed with power and light. Number 20 is in pristine condition, and is the ideal property for first time buyers and home movers alike. Contact the sales team to arrange your viewing.



- Immaculate condition throughout with an array of luxurious finishes
- Three generously proportioned bedrooms
- Dual aspect living room with multi fuel stove
- Stunning open plan kitchen with range of integrated appliances and contrasting island
- Utility and ground floor WC
- Beautiful bathroom suite with free standing bath
- Modular garage with power, light and canopy area to one side
- Fully enclosed rear garden with patio area for entertaining
- Prime corner site within this sought after development
- Energy efficient "B82" rating



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL

Entrance door with ornate glazed insert and side windows leading to hallway. Tiled floor. Radiator.

LIVING ROOM

3.96m x 4.56m (13' 0" x 15' 0")

Dual aspect reception room with multi fuel stove set in recessed chamber and slate hearth. Herringbone style flooring. TV point. Radiator.

KITCHEN DINING

3.72m x 6.22m (12' 2" x 20' 5")

Excellent range of high and low level storage units with contrasting island with seating. Integrated appliances to include Nordmende eye level oven and grill, and dishwasher. One and a half bowl composite sink and drainer with mixer tap. Four ring ceramic hob with extractor over. Wine cooler. Open to dining area. Patio doors leading to garden. Recessed lighting. Radiator.

GROUND FLOOR WC

0.83m x 1.93m (2' 9" x 6' 4")

Sink with vanity unit and mixer tap. Dual flush WC. Tiled floor and splashback. Window. Extractor.

UTILITY ROOM

2.48m x 2.43m (8' 2" x 8' 0")

Low level units with stainless steel sink and drainer. Space for washing machine and tumble dryer. Tiled floor. Radiator. Part glazed uPVC door to side.

FIRST FLOOR LANDING

Hotpress. Access to roofspace.

MASTER BEDROOM

3.30m x 3.54m (10' 10" x 11' 7")

Front aspect double bedroom. Radiator



ENSUITE

Fully tiled shower room comprising of enclosure with mains fed waterfall shower. Sink with mixer tap and vanity unit, dual flush WC. Radiator. Window. Extractor. Recessed lighting.

BEDROOM TWO

3.94m x 3.06m (12' 11" x 10' 0")
Rear aspect double bedroom. Radiator.

BEDROOM THREE

3.06m x 2.85m (10' 0" x 9' 4")
Rear aspect double bedroom. Feature wall panelling. Radiator.

FAMILY BATHROOM

2.25m x 2.57m (7' 5" x 8' 5")
Modern suite with free standing bath with floor mounted taps. Sink with mixer tap and vanity unit. Dual flush WC. Radiator. Recessed lighting. Built in storage. Window and extractor.

OUTSIDE

FRONT

Lawn area. Extensive driveway laid in tarmac for multiple cars.

REAR

Fully enclosed garden laid in lawn with border laid in bark. Tarmac patio area and pathway. Oil tank and boiler. Side gate to each side.

MODULER SHED (WITH CANOPY TO ONE SIDE)

3.27m x 5.60m (10' 9" x 18' 4")
Automated roller door. Pedestrian door and side window. Power and light.



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