

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Carter Wood, Lurgan, Craigavon,
County Armagh, BT67

Asking Price: £485,000
Freehold

Reeds Rains

[reedsrains.co.uk](https://www.reedsrains.co.uk)

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Asking Price: £485,000 Freehold

Council Tax Band:

EPC Rating: B

Stunning 4-bedroom detached house boasting a beautiful garden and double garage. This property offers spacious living areas and modern finishes throughout. Situated in a desirable location, close to local amenities and excellent transport links. Don't miss out on this fantastic opportunity to make this house your home.

Reception Hall

Porcelain tiled flooring

Lounge

14'8" x 14'2" (4.47m x 4.32m)

Feature fireplace with stove inset, granite hearth.

Study/ Family Room

14'3" x 13'1" (4.34m x 4m)

Kitchen/ Living Dining Room

29'11" x 25'2" (9.12m x 7.67m)

Luxury fitted range of high and low level cabinets, island unit, inlaid sink unit, integrated dishwasher, over head extractor fan, built-in gas and electric oven, porcelain tiled flooring open plan to living and dining area with view towards private rear gardens.

Utility Room

6'11" x 6'11" (2.1m x 2.1m)

Range of units, sink unit, plumbed for washing machine.

WC

Low level WC, wash hand basin.

Landing

Bedroom 1

14'4" x 12'6" (4.37m x 3.8m)

Laminate flooring.

En-Suite Shower

Separate shower cubicle with controlled shower, wash handbasin, low level WC, wall

and floor tiling.

Bedroom 2

14'4" x 10'5" (4.37m x 3.18m)

Bedroom 3

12'9" x 12'6" (3.89m x 3.8m)

Bedroom 4

14'5" x 9'11" (4.4m x 3.02m)

Shower Room

Deluxe shower cubicle with controlled shower, wash hand basin low level WC, wall and floor tiling.

Detached Double Garage

18'3" x 17'2" (5.56m x 5.23m)

Double doors, light and power.

Driveway/ Car Parking

Laid in pebbles.

Enclosed and Private Rear Gardens

Impressive and extensive site laid in neat lawns with a private setting over looking mature woodlands, patio areas.

Note to Purchasers

CUSTOMER DUE DILIGENCE As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> ontents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering

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All Measurements

All Measurements are Approximate.

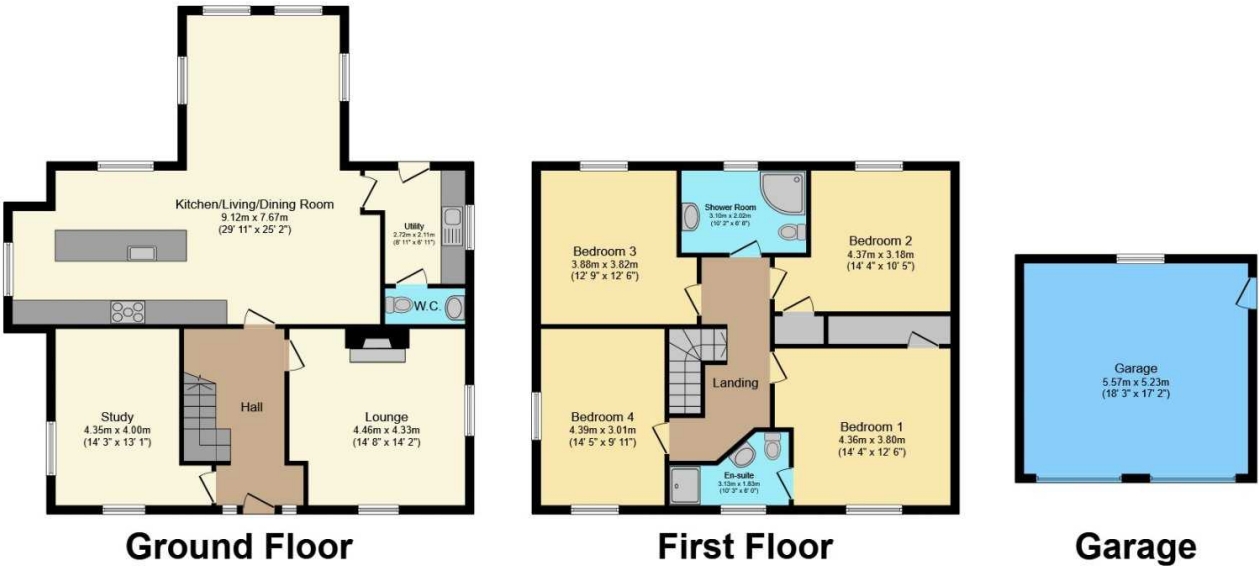
Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Total floor area 215.5 sq.m. (2,320 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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