



92 Derrycarne Road, Portadown, Craigavon, County Armagh, BT62 1PT

Asking Price £449,950

- Impressive four bedroom detached property
- Kitchen/diner with a range of integrated appliances
- Four piece bathroom suite
- Triple garage
- Four receptions
- Master with en-suite
- Two WCs
- Basement level with additional accommodation
- Three further double bedrooms
- Utility room

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(35-54)	E		
(21-30)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

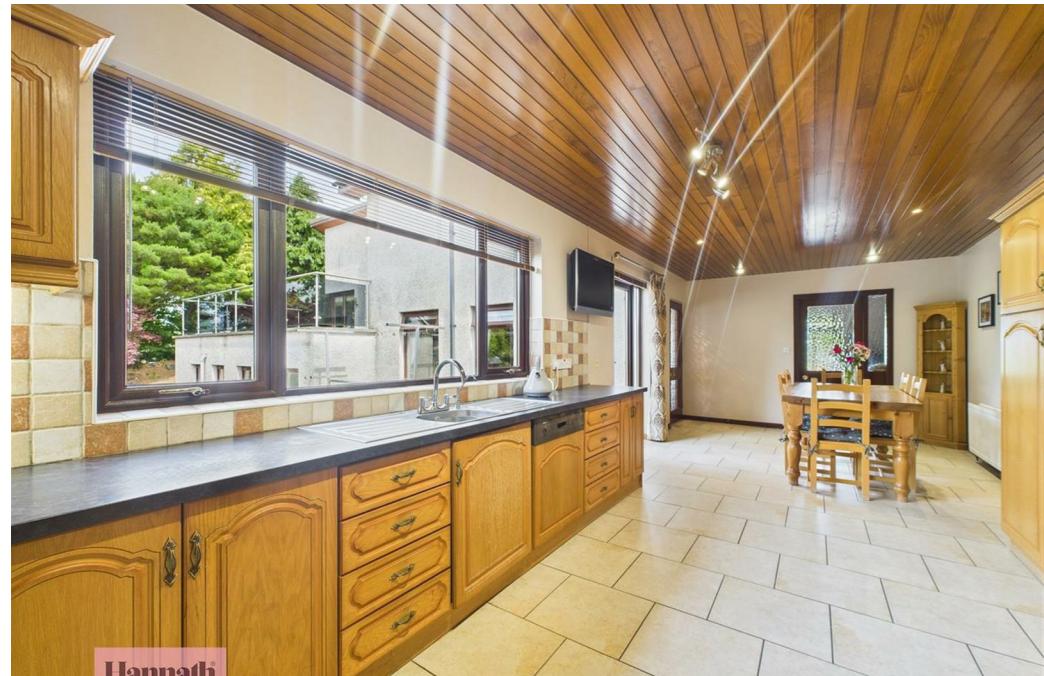
# 92 Derrycarne Road, Craigavon BT62 1PT

Hannah are delighted to welcome to the market outstanding four-bedroom detached home, offering generous, flexible living space across multiple levels, making it ideal for families, home-workers, and those who love to entertain. Set within large, beautifully maintained gardens complete with a tranquil pond and mature trees, the property also enjoys exceptional privacy and a peaceful atmosphere.

Inside, the home features four spacious reception rooms, including a bright and airy living room that opens directly onto a private balcony overlooking the garden - the perfect place to relax or host guests. A dedicated office provides an ideal workspace for remote working or study. The master bedroom benefits from its own en-suite, while the remaining bedrooms are served by a luxurious four-piece family bathroom suite and two additional WCs. A separate utility room adds to the home's practicality.

The property also boasts a full basement level offering two additional versatile rooms - perfect for a gym, cinema room, games room, or extra guest accommodation. Outside, there's a triple garage, a car port, and a prefabricated shed, offering ample space for vehicles, hobbies, or storage.

With its spacious layout, flexible rooms, and secluded setting, this is a rare opportunity to own a truly versatile family home in a sought-after location. Viewings are highly recommended to appreciate all this property has to offer.



**Vestibule**

9'1" x 6'6"

Access via; PVC door. Tiled flooring.

**Office**

9'7" x 8'2"

Carpet flooring. Single panel radiator.

**Dining area**

19'3" x 17'3"

Carpet flooring. Double panel radiator.

**Hallway**

3'9" x 6'2"

Carpet flooring. Double panel radiator.

**Games Room**

22'6" x 14'0"

Single panel radiator.

**Antique Room**

18'2" x 13'0"

Tiled flooring. Two single panel radiators. Feature brick fireplace.

**Basement WC**

3'9" x 5'3"

Comprising of; WC and floating wash hand basin. Carpet flooring.

**Kitchen/Diner**

10'11" x 27'5"

Range of high and low level fitted units with hard wearing worktop and stainless steel sink. Integrated dishwasher, hob, double oven and fridge. Tiled flooring and splash back. Double panel radiator. Access to rear garden via; single PVC door.

**Lounge**

10'10" x 11'11"

Carpet flooring. Feature fireplace with gas fire.

**Utility**

20'5" x 3'2"

Range of high and low level fitted units with hard wearing worktop and stainless steel sink. Plumbed for washing machine. Space for tumble dryer and free standing freezer. Tiled flooring and splash back. Access to; double garage.

**Rear Hall**

3'0" x 5'2"

Tiled flooring. Access to rear garden via; wooden door.

**WC**

4'4" x 5'1"

Comprising of; low flush WC and wash hand basin with vanity unit. Tiled flooring and fully tiled walls. Heated towel rail.

**Double Garage**

17'9" x 17'9"

Up and over door.

**Garage**

17'10" x 11'10"

Up and over door.

**Landing**

7'3" x 6'2"

Carpet flooring.

**Living Room**

23'7" x 14'9"

Carpet flooring. Feature fireplace with electric insert. Access to balcony via; PVC sliding doors.

**Landing**

11'0" x 17'7"

Carpet flooring.

**Hallway**

5'4" x 16'9"

Carpet flooring. Single panel radiator. Access to storage cupboard and hotpress.

**Master bedroom**

16'0" x 0'0"

Side aspect room. Carpet flooring. Double panel radiator. Built in wardrobes. Access to;

**En-suite**

9'0" x 8'7"

Three piece bathroom suite comprising of; low flush WC, wash hand basin with built in storage and mains shower. Carpet flooring and fully tiled walls. Single panel radiator.

**Bedroom 2**

10'11" x 19'9"

Side aspect room. Carpet flooring. Double panel radiator. Built in storage.

**Bedroom 3**

16'5" x 10'5"

Rear aspect room. Double panel radiator. Carpet flooring. Built in storage.

**Bedroom 4**

12'10" x 11'9"

Front aspect room. Carpet flooring. Single panel radiator. Built in storage.

**Bathroom**

10'0" x 7'10"

Four piece bathroom suite comprising of; WC, wash hand basin with storage, fitted corner bath and mains shower. Single panel radiator. Carpet flooring and fully tiled walls.

**Pre-fab Garage**

30'8" x 14'3"

Rolling shutter door.

**Exterior**

The front of the property is mainly laid in grass with tarmac drive leading to triple garage. The rear garden offers a pond with wildlife, stoned and patio area. There is mature shrubbery throughout the front and rear gardens.



**Garage**

30'8" x 14'3"  
9.36 x 4.36 m

Approximate total area<sup>(1)</sup>

439 ft<sup>2</sup>  
40.8 m<sup>2</sup>

(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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Ground Floor Building 2