



JOYCE CLARKE

TAKING YOU HOME

**FOR SALE**

43 Huntingdale Lodge

Portadown

BT62 3RY

Bedroom	4
Reception	3
Bathroom	3



Impressive four bedroom detached family home set upon large corner plot, with additional lands to rear extending to C.2.6 acres

Offers in Region : £275,000

Viewing strictly by appointment only

**Opening Times**

Monday to Friday 9:00am - 5.30pm

Saturday 10:00am - 12.00pm

Sunday Closed

Open during lunchtime

**028 3833 1111**

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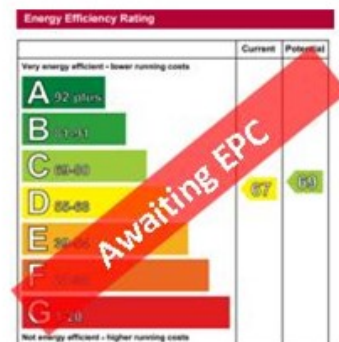
For those searching for a beautiful family home with additional lands, we have just the property for you! 43 Huntingdale Lodge is located on a corner plot within this popular development, and comes complete with approximately 2.6 acres of land to the rear. This is well maintained and is laid in lawn with an array of mature plants and trees, and enjoys wonderful countryside views.

The home itself is immaculately presented and offers four double bedrooms, master with en suite shower room, family bathroom with separate shower and bath on the first floor. Enjoy family time in your choice of reception rooms to include gracious living room to the front, sunroom, and a third lounge which may also be considered as a dining room. The stylish modern fitted kitchen has excellent storage, contrasting island, quartz work surfaces and an array of integrated appliances, A WC completes the ground floor. Every detail in this fine home have been well considered, including beautiful wall panelling and attractive colour schemes that work well with the abundance of natural light that floods throughout the property. Step outside and the low maintenance garden is fully enclosed, with the detached garage and utility adjacent. There is excellent parking via the extensive tarmac driveway to the front and rear suitable for multiple cars.

Viewing comes highly recommended



- Attractive detached four bedroom family home set upon an excellent corner site
- Four double bedrooms (master en suite)
- Stunning modern fitted kitchen with quartz worksurfaces, island with seating and range of integrated appliances
- Three reception room including sunroom
- Ground floor WC
- Spacious family bathroom with separate shower and bath
- Detached garage with utility area
- Extensive tarmac driveway suitable for multiple cars
- Lands to rear extending to approximately 2.6 acres
- Walking distance to Portadown town centre, schools and shops.





**ENTRANCE HALL**

UPVC framed entrance door with glazed panels and glazed panels to either side. Cloakroom. Storage closet. Feature panelling to walls. Chinese slate tiled flooring. Alarm panel. Coving. Double panel radiator

**LIVING ROOM**

3.87m x 4.97m (12' 8" x 16' 4")  
Front aspect reception room with feature double arch windows. Coving. Open fireplace with Marble surround, granite back panel and hearth. Solid wood flooring. TV point. Double panel radiator.

**KITCHEN**

3.28m x 4.62m (10' 9" x 15' 2")  
Excellent range of high and low level kitchen cabinets with solid wood doors including larder style unit, saucepan drawers, microwave cupboard and integrated pull-out bin storage. Range of appliances include Stanley range cooker with five ring gas hob, grill and double oven, integrated fridge and dishwasher. Stainless steel one and half bowl underfitted sink with Quooker tap and pelmet above with recessed lighting. Island unit with seating area. Quartz worktops, upstands and splashback to cooker area. Tiled flooring and skirting. Recessed lighting. Double panel radiator. UPVC door with glazed panels giving access to rear.

**DINING ROOM**

3.62m x 3.49m (11' 11" x 11' 5")  
Solid wood flooring. Double panel radiator. Double French doors leading to sunroom.

**SUNROOM**

3.04m x 3.67m (10' 0" x 12' 0")  
Fabulous views over surrounding countryside. UPVC double patio doors giving access to rear. Double panel radiator. Solid wood flooring

**GROUND FLOOR WC**

0.96m x 2.03m (3' 2" x 6' 8")  
Dual flush WC and wash hand basin with vanity unit below. Single panel radiator. Tiled flooring and splashback to sink area.

**FIRST FLOOR LANDING**

Access to shelved hotpress. Access to floored attic with lighting via loft ladder. Feature panelling to walls.

**MASTER BEDROOM**

3.87m x 3.40m (12' 8" x 11' 2")  
Front aspect double bedroom. Fitted three door slide wardrobe with mirrored doors. TV point. Double panel radiator.

**ENSUITE**

2.81m x 1.0m (9' 3" x 3' 3")  
Tiled shower enclosure with mains fed shower. Dual flush WC and wash hand basin with pedestal. Half tiled walls and flooring tiling. Extractor fan. Single panel radiator.





**BEDROOM TWO**

3.95m x 3.0m (13' 0" x 9' 10")  
Rear aspect double bedroom. Fitted double door slide wardrobe with mirrored doors. TV point. Double panel radiator.

**BEDROOM THREE**

3.06m x 3.10m (10' 0" x 10' 2")  
Front aspect double bedroom. Fitted double door slide wardrobe with mirrored doors. Double panel radiator.

**BEDROOM FOUR**

2.98m x 2.98m (9' 9" x 9' 9")  
Rear aspect double bedroom. TV point. Double panel radiator.

**FAMILY BATHROOM**

Four piece bathroom suite comprising of panel bath with centre taps dual flush WC, wash hand basin and separate shower quadrant with mains fed shower. Heated towel rail. Extractor fan. Half tiled walls and flooring tiling.

**OUTSIDE**

**FRONT GARDEN**

Front garden laid in lawn with sweeping tarmac driveway wrapping around the property giving excellent off street parking. Outside tap and lighting. Range of mature planting.

**REAR GARDEN**

Fully enclosed paved patio area with gated access to front, side and rear. Floodlighting. Outside tap. Oil tank and oil fired burner. Raised decked area with glass balustrades, lighting and power point. Range of mature planting, shrubs and trees. Gravelled storage area. Outside tap. Large area in grass extending to approx 2.6 acres with mature planting.

**GARAGE (MAIN AREA)**

4.50m x 3.47m (14' 9" x 11' 5")  
Up and over garage door. Pedestrian door and UPVC framed double glazed window to side. Range of power points. Lighting.

**GARAGE (UTILITY AREA)**

3.06m x 1.57m (10' 0" x 5' 2")  
Range of low level units with space for washing machine. Stainless steel sink and drainage unit. Range of power points. Lighting. UPVC framed double glazed window.



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