



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

41 Forest Park

Markethill

BT60 1QS

Bedroom	4
Reception	1
Bathroom	2



Superb four bedroom detached family home with large garage set upon generous corner plot

Offers in Excess of: £209,950

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed

Open during lunchtime

Viewing strictly by appointment only

028 3833 1111

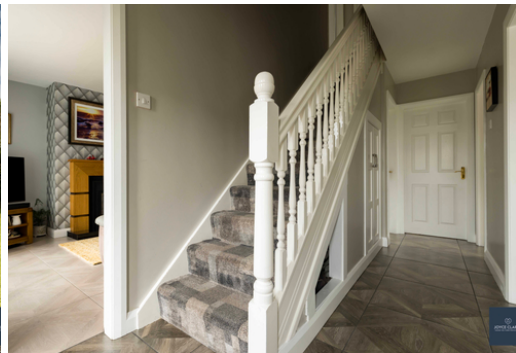
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41 Forest Park simply must be viewed to fully appreciate just how good it is! This well maintained home will tick all the boxes for you offering four spacious bedrooms <master en suite>, modern kitchen dining, living room with feature fireplace and family bathroom. The layout of this property lends itself to excellent flexibility with full ground floor bedrooms and bathroom for those who do not wish to use stairs. The owners of this home have made energy efficient upgrades including triple glazing, solar panels (owned outright), and a car charging point. A composite front door has also recently been fitted. Outside there is a great sized garden with raised lawn area which is South facing to catch the sun. A large detached garage sits to one side, and the extensive driveway provides parking for many cars. With this property sitting on an elevated corner plot, there is a great feeling of space and privacy. Early viewing is highly recommended.



- Attractive red brick semi detached home set upon a large corner plot
- Four bedrooms with option for full ground floor living
- Modern kitchen dining to include larger style unit
- Living room with feature fireplace
- Large detached garage and extensive driveway
- Family bathroom with separate bath and shower
- Triple glazing panels installed May 2025
- Energy efficient "B"81 home
- Solar panels
- Electric car charging hub



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

ENTRANCE HALL

New composite entrance door with feature glazed panel and glazed panels to either side. Tiled flooring. Single panel radiator. Double door storage closet under stairs.

LIVING ROOM

3.47m x 4.49m (11' 5" x 14' 9")

Front aspect reception room. Feature fireplace with wood surround, granite hearth and electric insert. Tiled flooring. Double panel radiator. TV point.

KITCHEN DINER

4.38m x 3.56m (14' 4" x 11' 8") (MAX)

Range of modern, gloss high and low level kitchen cabinets including large larder style unit and doors with push open mechanism. Electric oven and five ring gas hob with angled extractor fan canopy above. Ceramic one and half bowl sink and drainage unit with mixer tap. Tiled splashback. Space for washing machine, dishwasher and fridge freezer. Wood effect LVP flooring. UPVC door with glazed panel giving access to rear garden.

BEDROOM FOUR

3.93m x 2.57m (12' 11" x 8' 5")

Rear aspect bedroom. Fitted double door wardrobe, desk / dresser with drawers. Double panel radiator. Tiled flooring.

FAMILY BATHROOM

2.83m x 2.96m (9' 3" x 9' 9")

Fully tiled family bathroom comprising of panel bath with mixer tap, close coupled WC oversized wash hand basin with vanity unit below and separate shower enclosure with electric shower. Double panel radiator. Extractor fan.

BEDROOM THREE

2.86m x 2.96m (9' 5" x 9' 9")

Front aspect bedroom. Fitted double door wardrobe and drawers. Double panel radiator. Tiled flooring.

FIRST FLOOR

Access to hotpress. Access to storage in eaves.



MASTER BEDROOM

3.8m x 3.65m (12' 6" x 12' 0") (MAX - EXCLUDING WARDROBES)

Side aspect double bedroom. Built-in double door slide wardrobe with range of clothes rails and shelving. Fitted double door wardrobe. Double panel radiator. Access to attic. Access to storage in eaves.

ENSUITE

2.07m x 1.16m (6' 9" x 3' 10")

Tiled shower enclosure with electric shower. Dual flush WC and wash hand basin with pedestal. Tiled flooring, skirting and feature wall tiling.

BEDROOM TWO

3.48m x 4.52m (11' 5" x 14' 10")

Rear aspect double bedroom with roof window giving views over surrounding countryside to rear. Fitted bedroom furniture. Wood effect laminate flooring. Double panel radiator. Access to storage in eaves.

OUTSIDE

FRONT GARDEN

Decorative stone and paving area. Tarmac driveway leading to front of property with additional tarmac parking beside garage. Electric car charger.

GARAGE

3.96m x 6.51m (13' 0" x 21' 4")

Roller door, side UPVC pedestrian door and window. Range of powerpoints. Access to attic with lighting.

REAR GARDEN

South facing rear garden backing onto countryside. Decorative stone and paving area with steps leading to lawn area. Oil fired burner and oil tank.



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