



## 27 Nicholson Green, Donaghcloney, Craigavon, BT66 7UY

Offers Over £300,000

- Four Bedroom Detached with a Detached Garage Featuring an Electric Shutter & Insulation (11'0" x 19'6")
- Utility & Downstairs WC
- Fourteen Solar Panels & Outside Electric Car Charger
- Two Reception Rooms Including a Living Room with a Wood Burning Stove
- Master Bedroom with a Fully Tiled En-Suite & Three Further Well Proportioned Double Bedrooms
- Oil Fired Central Heating
- Modern Open Plan Kitchen/Dining/Living Area with an Array of Fitted Units, Quartz Worktop and Integrated Appliances
- Four Piece Fully Tiled Family Bathroom Suite
- Largest Plot in the Development

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

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Hannath Estate Agents are delighted to welcome a four-bedroom detached family home, recently constructed in 2022. This exceptionally new property occupies the largest plot within the development, boasting a desirable corner position that ensures unparalleled privacy with no passing traffic, further enhanced by the valuable convenience of a detached garage complete with electric roller shutters and integrated built-in storage for wheelie bins. Inside, there are two reception rooms, one of which includes a cosy wood-burning stove, perfect for those cold winter nights. The ground floor flows seamlessly into a stunning open-plan, high-specification kitchen, dining and living area, with sleek quartz worktops, premium fitted units, and integrated appliances. Practicality is enhanced, with a conveniently located downstairs WC and a dedicated utility room. Ascending to the first floor, there is a luxurious master bedroom complete with a private, fully tiled ensuite, three additional well-proportioned bedrooms, and a superbly appointed four-piece, fully tiled family bathroom suite.



**Hallway**  
3'8" x 15'5"

11'1" x 19'6"

**Living Room**  
10'10" x 16'12"

**Lounge**  
10'2" x 11'5"

**Kitchen/Dining/Living Area**  
28'9" x 11'12"

**Utility**  
10'1" x 5'1"

**WC**  
3'1" X 5'1"

**Landing**  
10'6" x 3'2"

**Master Bedroom**  
10'11" x 14'11"

**En-Suite**  
6'11" x 6'1"

**Bedroom Two**  
10'2" x 15'3"

**Bedroom 3**  
11' x 13'12"

**Bedroom 4**  
10'2" x 13'3"

**Bathroom**  
6'11" x 10'1"

**Detached Garage**

