



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			
(69-80) C		86	86
(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"
Tiled floor.

Living Room

10'10" x 16'12"
Tiled floor. Stove. Radiator.

Lounge

10'2" x 11'5"
Carpet. Radiator.

Kitchen/Dining/Living Area

28'9" x 11'12"
Modern kitchen with integrated appliances.

Utility

10'1" x 5'1"
High & low units. Plumbed in for washing machine.

WC

3'1" X 5'1"
Tiled.

Landing

10'6" x 3'2"
Carpet.

Master Bedroom

10'11" x 14'11"
Carpet. Radiator.

En-Suite

6'11" x 6'1"
Three piece suite.

Bedroom Two

10'2" x 15'3"
Radiator. Carpet.

Bedroom 3

11' x 13'12"
Radiator. Carpet.

Bedroom 4

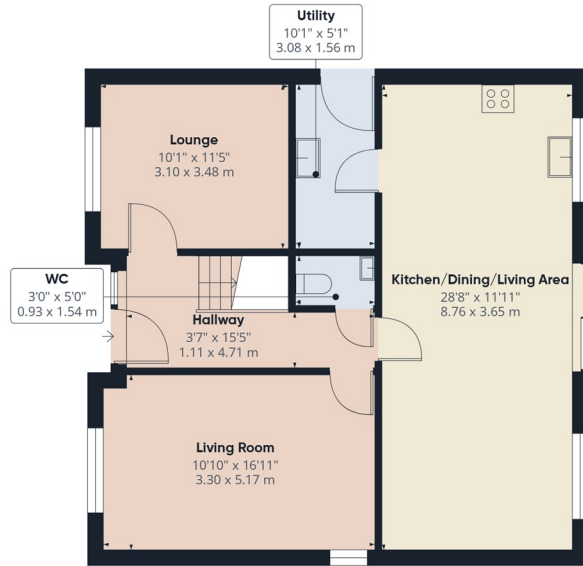
10'2" x 13'3"
Radiator. Carpet.

Bathroom

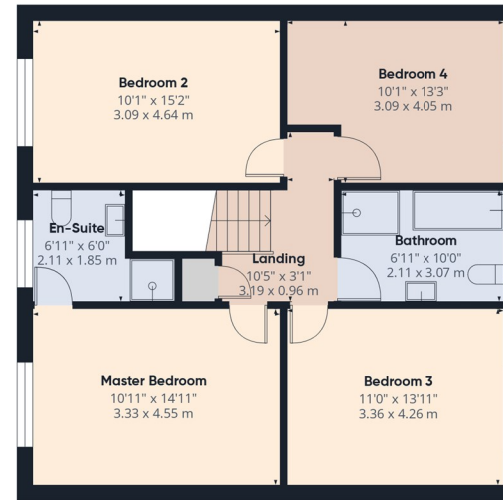
6'11" x 10'1"
Four piece bathroom suite.

Detached Garage

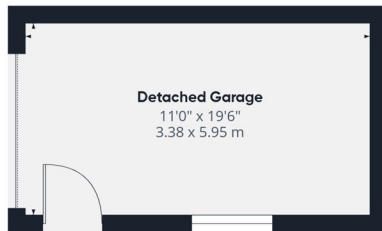
11'1" x 19'6"



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Hannath®

Approximate total area⁽¹⁾

1795 ft²

166.8 m²

(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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