



44 Oakwood Hall, Portadown, Craigavon, County Armagh, BT62

Asking Price £244,950

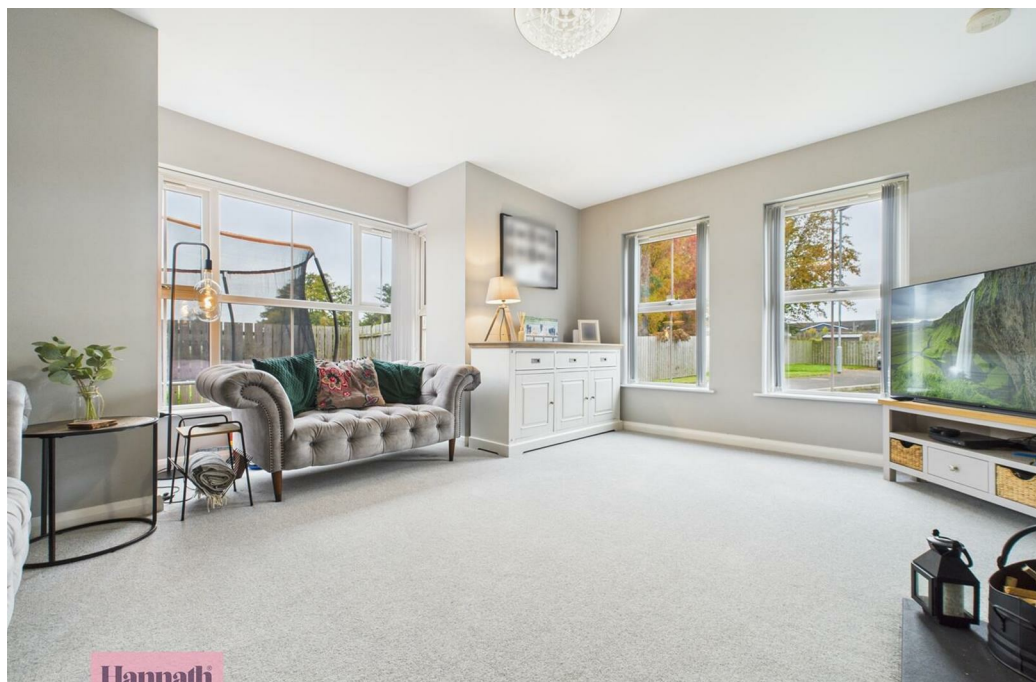
- Four bedroom detached property with sun room
- Downstairs W.C. and Utility Room
- Three piece bathroom suite
- Popular residential Area
- Spacious lounge with feature fireplace and multi-fuel stove
- Master bedroom with ensuite
- Large and spacious fully enclosed rear garden
- Modern kitchen with a range of integrated appliances
- Three further well proportioned bedrooms
- Off street parking

44 Oakwood Hall, Craigavon BT62 3FN

Hannath are delighted to welcome to the market this stunning four bedroom detached property nestled in a quiet cul de sac. As you enter 44 Oakwood Hall, you are welcomed with a spacious hall with stylish feature floor tiling with access to the downstairs WC. The ground floor offers a stunning lounge featuring a beautiful fireplace, complete with a multi-fuel stove, slate hearth and brick backing. Moving through to the sleek and modern kitchen, you will find an array of integrated appliances making cooking and entertaining a breeze. One of the many highlights of this home is the bright sunroom to the rear, offering a casual living space with access to the rear garden. Upstairs you will find four generously sized bedrooms including a master with ensuite providing a touch of luxury and convenience. The main bathroom is equally as impressive, featuring a three piece suite. Outside of the property prospective buyers can take advantage of off street parking and a large fully enclosed rear garden. This home has been maintained to a high standard and with many superb features throughout it is sure to be popular, don't miss your chance to own this stunning property and make it your own.

 4  2  2  B

Council Tax Band: Northern Ireland



Entrance Hall

17'8x4'2

Tiled flooring, radiator

Living Room

17'8x12'0

Feature fireplace with wood burning stove, in carpet, radiator

W.C.

7'0x3'1

Wash hand basin, w.c., tiled flooring, radiator

Kitchen/Diner

20'1x14'2

Range of high and low level units, integrated appliances, tiled flooring, radiator

Sun Room

9'10x9'1

Patio doors to rear, tiled flooring

Utility Room

6'4x5'3

Range of units, space for washing machine and tumble dryer, tiled flooring, door to side

Landing

12'4x11'1

In carpet

Master Bedroom

11'1x10'0

In carpet, radiator, built in wardrobes

En-Suite

8'1x4'0

Three piece suite, mains shower cubicle, wash hand basin, w.c., tiled flooring, part tiled walls, heated towel rail

Bedroom 2

10'7x8'8

In carpet, radiator

Bedroom 3

11'0x9'5

In carpet, radiator

Bedroom 4

9'9x7'9

In carpet, radiator

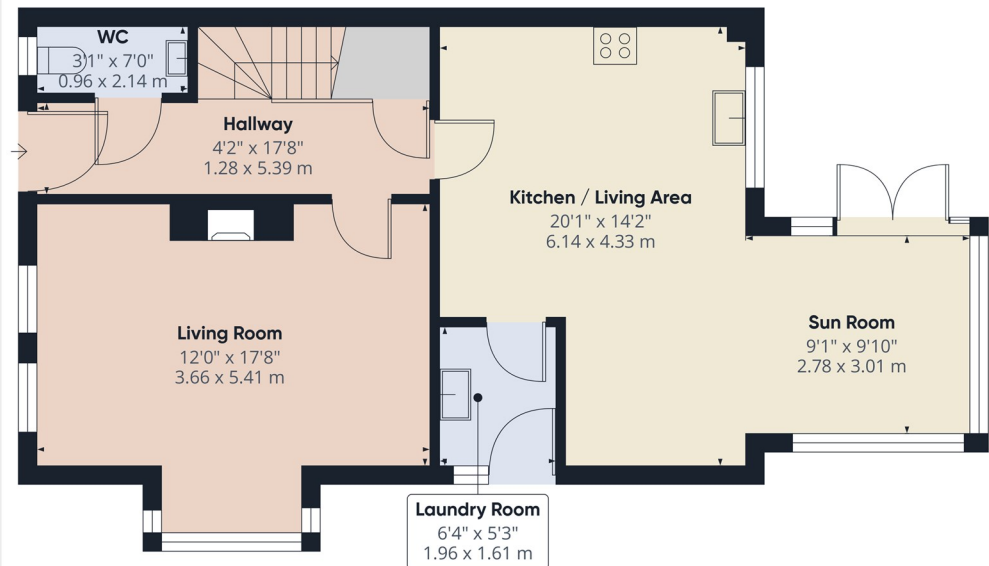
Bathroom

7'4x6'9

Three piece suite, mains shower over bath, wash hand basin, w.c., tiled flooring, part tiled walls, heated towel rail







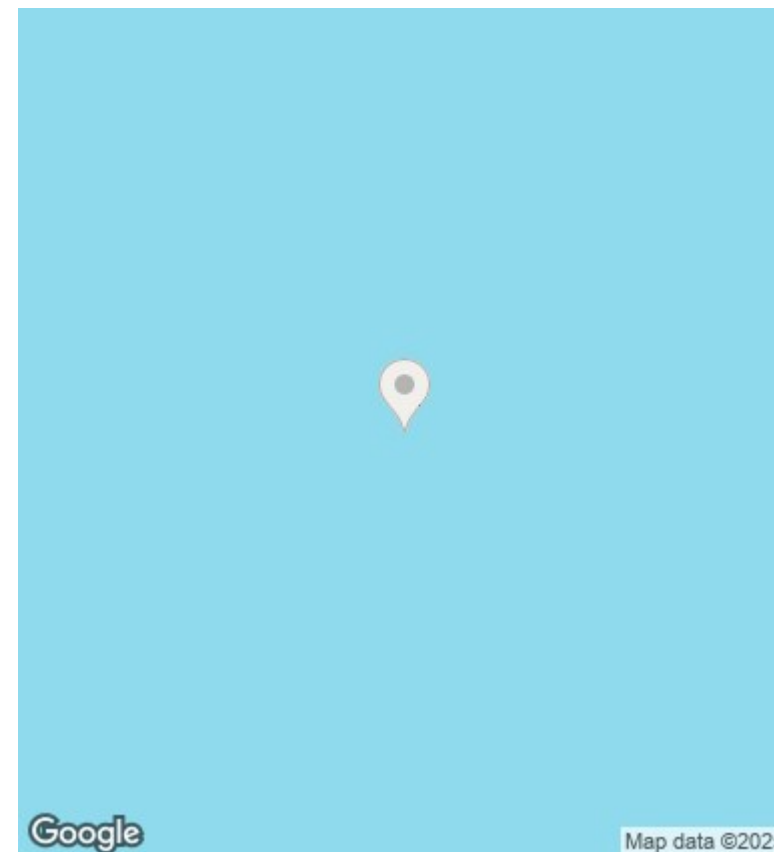
Approximate total area⁽¹⁾
747 ft²
69.3 m²

(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.

GIRAFFE360

Ground Floor



Directions

Viewings

Viewings by arrangement only. Call 02838 399911 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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		