

## 44 Oakwood Hall, Portadown, Craigavon, County Armagh, BT62 3EN Asking Price £244,950

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



# 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.



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**

9'10x'9'1

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**

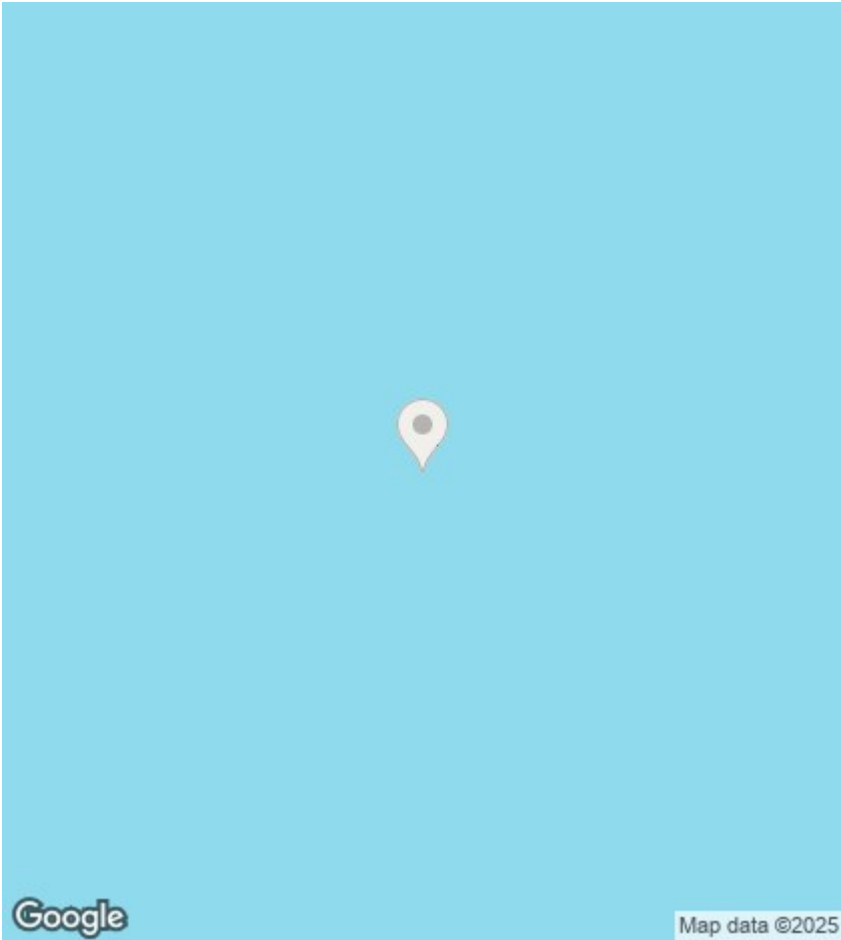
9'9x7'9

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



## Directions

## Viewings

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

## EPC Rating:

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

