



13 Foxleigh Wood, Lurgan, Craigavon, County Armagh, BT67 9GW

Offers Over £399,950

- Stunning four bedroom detached Georgian style property
- Kitchen with a range of integrated appliances
- Four double bedrooms on the first floor
- PVC sliding sash windows (front only)
- Two receptions
- Utility room
- Master bedroom with en-suite and walk in wardrobe
- Open plan kitchen/living/dining area
- Downstairs WC
- Four piece bathroom suite

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

13 Foxleigh Wood, Craigavon BT67 9GW

Hannath are delighted to welcome to the market this stunning Georgian styled red brick, four bedroom detached home located in Foxleigh Wood, Lurgan. Recently constructed, this family home offers spacious living accommodation throughout with the ground floor benefiting from two receptions, open plan kitchen/living/dining area with a range of integrated appliances, utility room and ground floor WC. The first floor provides four double bedrooms including a master with en-suite and walk in wardrobe and a four piece bathroom suite. Externally buyers can avail of off street parking with two separate driveways, a detached garage and fully enclosed garden. Located conveniently to local schools, shops and other amenities, 13 Foxleigh Wood is a home that has to be seen to be fully appreciated and early viewings come highly recommended.



Entrance Hall

6'11" x 21'9" at widest point
Access via; composite door. Wood effect flooring. Double panel radiator.

Living Room

12'3" x 18'0"
Feature fireplace with multi-fuel stove, granite hearth and brick surround. Wood effect flooring.

Lounge

12'4" x 10'1"
Wood effect flooring. Double panel radiator.

Kitchen/Living/Dining

32'8" x 10'11"
Shaker style fitted kitchen with high and low level units and island. Integrated gas hob, eye level electric oven, microwave, dishwasher and fridge/freezer. Wood effect flooring. Double panel radiator. Access to rear garden via; PVC double doors.

Utility Room

12'3" x 5'5"
Shaker style high and low level fitted units. Plumbed for washing machine and space for tumble dryer. Wood effect flooring. Double panel radiator. Access to side driveway via; PVC door.

WC

3'2" x 6'10"
Comprising of; low flush WC and wash hand basin with tiled splash back. Wood effect flooring and single panel radiator.

Landing

7'1" x 19'2"
Carpet flooring. Double panel radiator. Access to hot press and roof space.

Master Bedroom

12'6" x 10'5"
Front aspect room. Carpet flooring. Double panel radiator. Access to walk in wardrobe and access to;

En-suite

4'10" x 8'0"
Three piece en-suite comprising of; low flush WC, wash hand basin with vanity unit and mains shower with waterfall shower head. Heated towel rail. Tiled splash back, shower enclosure and flooring.

Walk in Wardrobe

7'4" x 4'10"
Carpet flooring.

Bedroom 2

12'4" x 13'4" at widest point
Rear aspect room. Wood effect flooring. Double panel radiator.

Bedroom 3

11'8" x 13'4"
Rear aspect room. Carpet flooring. Double panel radiator.

Bedroom 4

12'4" x 13'3" at widest point
Front aspect room. Carpet flooring. Double panel radiator.

Bathroom

7'8" x 9'9"
Four piece bathroom suite comprising of; low flush WC, wash hand basin with vanity unit, free standing bath and mains shower with waterfall shower head. Tiled splash back, shower enclosure and flooring. Heated towel rail.

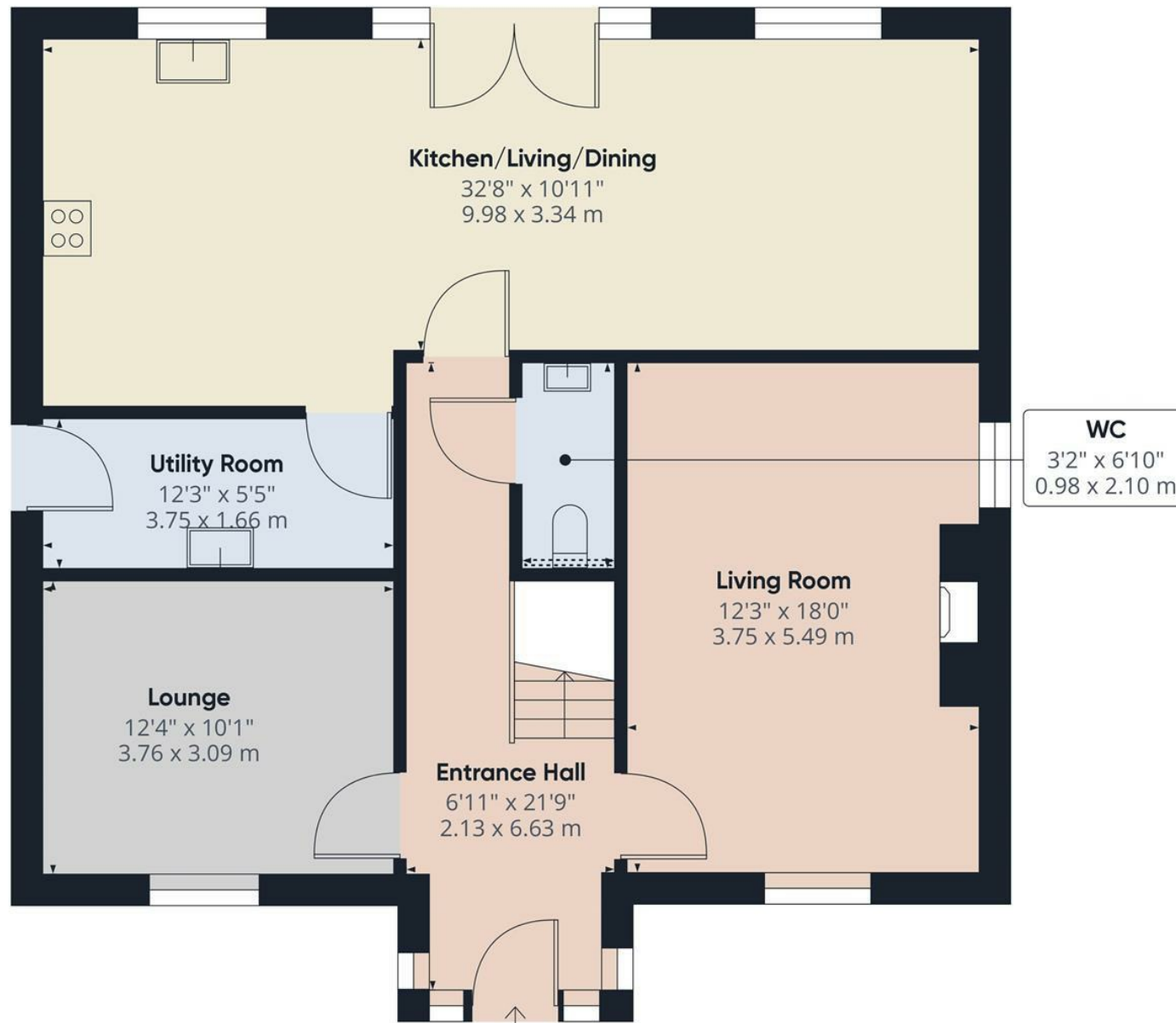
Garage

19'1" x 10'1"
Rolling shutter door.

External

The front of the property is mainly laid in lawn with shrubbery and offers off street parking for multiple vehicles with tarmac driveway. The rear garden is mainly laid in lawn and is fully enclosed with fence and brick wall surround. There is an additional tarmac driveway to the rear of the property leading to the garage.

Hannath®



Ground Floor Building 1

Approximate total area⁽¹⁾

958.61 ft²
89.06 m²

Reduced headroom

0.7 ft²
0.06 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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