



## 33 Five Acres, Portadown, Craigavon, BT63 5UH

£275,000

- Four Bedroom Detached Family Home with an Integral Garage
- Utility & WC
- Three Piece Partially Tiled Family Bathroom Suite
- Spacious Lounge Flooded with Natural Light Featuring an Open Fireplace
- Master Bedroom Featuring Private Partially Tiled En-Suite
- Gas Central Heating
- Modern Kitchen/Dining/Living Area with an Array of Sleek Fitted Units, Integrated Appliances & a Wood Burning Stove
- Three Further Well Proportioned Double Bedrooms with Built in Wardrobes

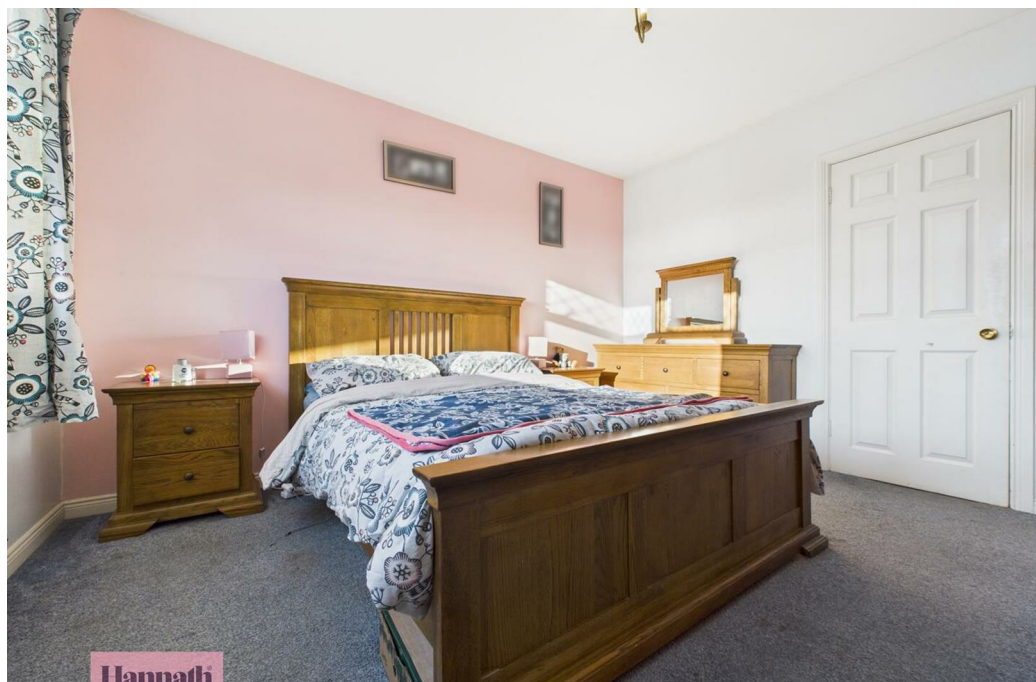
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

# 33 Five Acres, Craigavon BT63 5UH

Hannath Estate Agents proudly presents a truly exceptional four-bedroom detached family home, complete with an integral garage. You will be greeted by a lounge where natural light floods in and it features an open fireplace. The heart of this home is undoubtedly the modern open-plan kitchen, dining, and living area. This versatile space boasts sleek, high and low-level fitted units, a suite of integrated appliances, and a wood-burning stove. Practicality is further ensured with a convenient utility room and a downstairs WC. Ascending to the upper level, the master bedroom offers a private partially tiled en-suite. Three additional well-proportioned double bedrooms provide ample space for family, benefiting from the added advantage of built-in wardrobe storage. Completing the upper floor is a partially tiled family bathroom. Externally, the property offers the convenience of off-street parking and a fully enclosed rear garden.

Located off the Gilford Road, Portadown.

Situated near Craigavon Area Hospital, Rushmere Shopping Centre, Craigavon Omniplex, South Lake Leisure Centre, Portadown Town Centre, Schools, Restaurants, Nightlife and other Local Amenities as well as M1 Interchange



### Hallway

15'1" x 7'2"

Wooden Floor. Radiator.

### Lounge

15'2" x 12'10"

Wooden Floor. Radiator. Open Fireplace.

### Kitchen/Dining/Living Area

10'8" x 24'10"

A Range of High & Low Level Units. Integrated Fridge/Freezer. Gas Hobs. Extractor Fan. Eye Levl Oven. Dishwasher. Tiled flooring. Wood Burning Stove. Radiator.

### Utility

10'8" x 7'1"

High & Low Units. Tiled floor. Plumbed for Washing Machine.

### WC

4'10" X 2'5"

Low Flush WC and Pedestal Wash Hand Basin. Fully tiled.

### Landing

18'12" x 7'1"

Carpet. Access to Roofspace. Radiator.

### Master Bedroom

12'5" x 11'3"

Carpet. Radiator.

### En-Suite

3'10" x 11'3"

Mains Shower Enclosure. Low Flush WC. Pedestal Wash Hand Basin. Partially Tiled.

### Bedroom Two

11'9" x 12'10"

Carpet. Radiator.

### Bedroom Three

10'9" x 11'3"

Carpet. Radiator.

### Bedroom Four

10'9" x 10'5"

Carpet. Radiator. Built in Wardrobe.

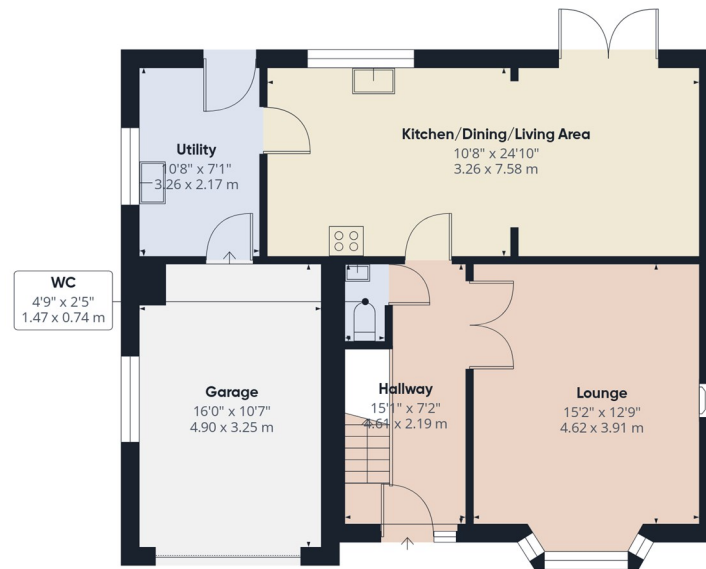
### Bathroom

6'11" x 9'7"

Three Piece Family Suite. Bath. Low Flush WC. Pedal Wash Hand Basin. Tiled Partially.

### Integral Garage

16'1" x 10'8"

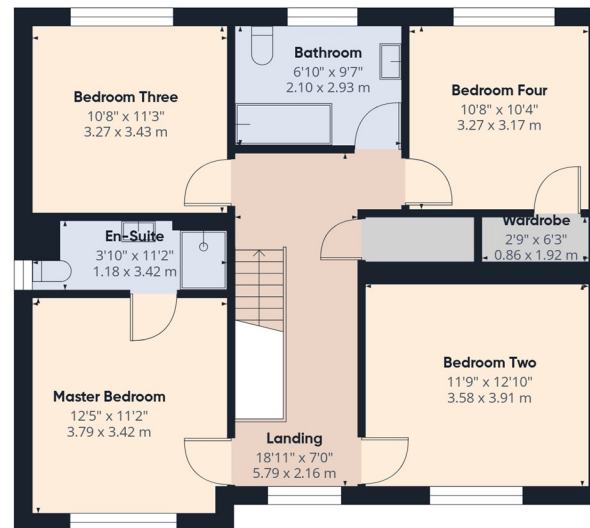


Ground Floor

Approximate total area<sup>(1)</sup>

1606 ft<sup>2</sup>

149.1 m<sup>2</sup>



Floor 1

(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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