



## 37 South Lake Park, Craigavon, BT64 1BE

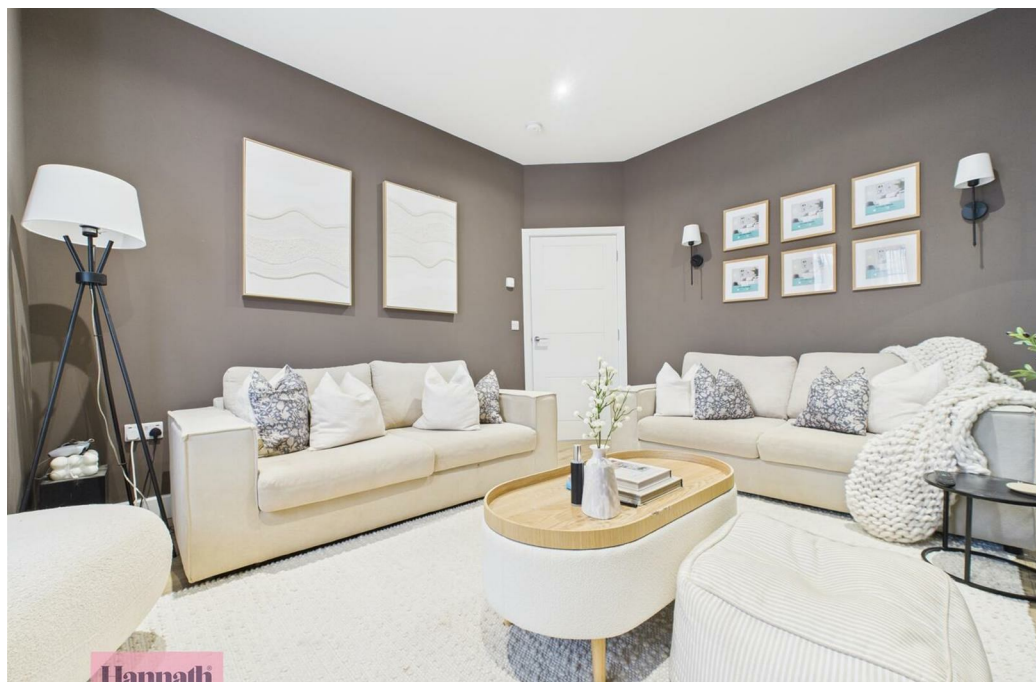
Offers In The Region Of £199,950

- Three Bedroom Semi-Detached Family home Built 2024
- Utility & Downstairs WC with Bespoke Wooden Paneling
- Three Piece Partially Tiled Family Bathroom Suite
- Lounge Including a Feature Fireplace
- Master Bedroom with a Private Partially Tiled En-Suite
- Gas Central Heating
- Open Plan Modern Kitchen/Dining with an Array of Sleek Fitted Units, Kitchen Island and Integrated Appliances
- Two Further Well Proportioned Bedrooms
- 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	83	83
	EU Directive 2002/91/EC	

# 37 South Lake Park, Craigavon BT64 1BE

Hannath Estate Agents are delighted to present this stunning 2024-built, three-bedroom semi-detached family home, complete with remaining warranty. Step inside to discover an inviting lounge with a feature fireplace, flowing into a spacious open-plan kitchen and dining area. The sleek kitchen features a central island, integrated appliances, and ample storage. A handy utility room and a stylish WC with bespoke wooden paneling complete the ground floor. Upstairs, the master bedroom includes a private en-suite, there are two additional double bedrooms and a contemporary three-piece family bathroom.



### Hallway

20'1" x 3'7"

Tiled & radiator

### Lounge

15'2" x 12'2"

Wooden floor, feature fireplace, bay window & radiator

### Kitchen/Dining

11'3" x 15'10"

High & low level units, integrated fridge/freezer, eye level oven, extractor fan, gas hobs, dishwasher, kitchen island spot lights, tiled floor & radiator

### Utility

7'2" x 2'11"

Tiled floor & plumbed for washing machine

### WC

3'4" X 6'1"

Low flush WC, pedestal wash hand basin with splashback & wooden paneling

### Landing

9'1" x 3'2"

Carpet & access to roofspace

### Master Bedroom

14'12" x 11'8"

Carpet & radiator

### En-Suite

8' x 3'11"

Three piece family suite comprising of; shower enclosure, low flush WC, pedal wash hand basin with tiled splashback, partially tiled & chrome towel radiator

### Bedroom Two

13'6" x 8'2"

Carpet & radiator

### Bedroom Three

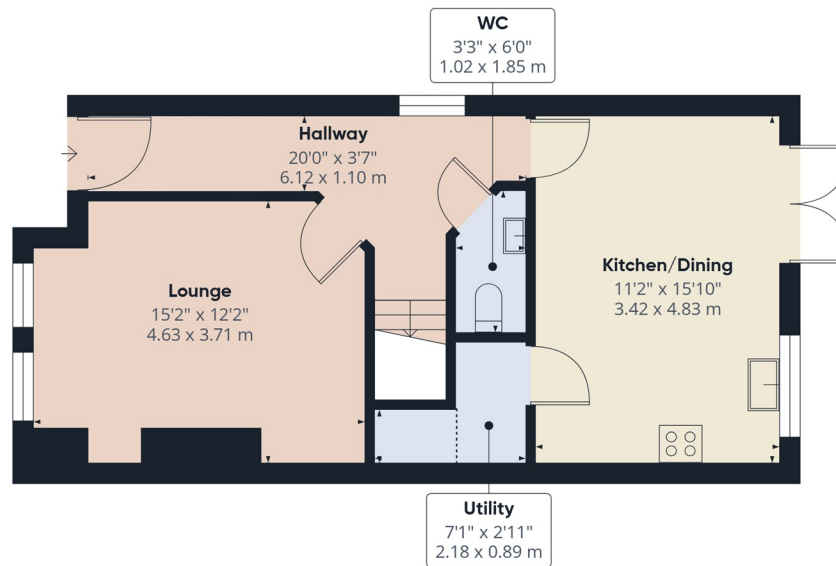
11'4" x 7'6"

Carpet & radiator

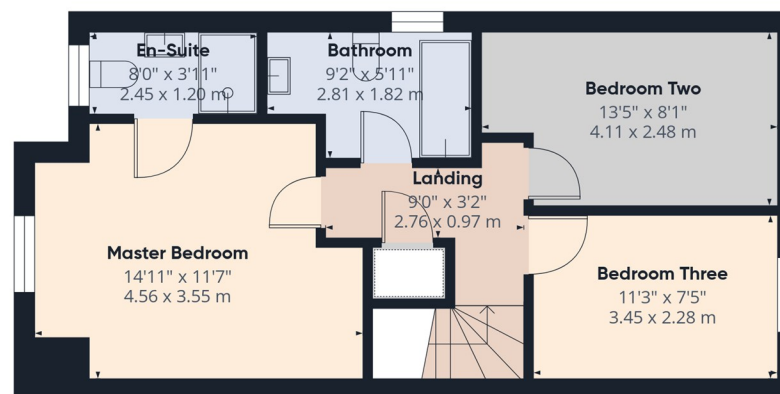
### Bathroom

9'3" x 5'12"

Three piece family suite comprising of; bath, low flush WC, pedal wash hand basin with tiled splashback, partially tiled & chrome towel radiator



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
968 ft<sup>2</sup>  
89.9 m<sup>2</sup>

**Reduced headroom**  
10 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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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