



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

6 Windsor Lodge

Waringstown

BT66 7GS

Bedroom	4
Reception	3
Bathroom	3



Impressive four bedroom detached family home with garage finished to a high standard throughout

Offers in Excess of: £340,000

Viewing strictly by appointment only

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed

Open during lunchtime

028 3833 1111

www.joyceclarke.team
sales@joyceclarke.team
2 West Street, Portadown, BT62 3PD



JOYCE CLARKE

TAKING YOU HOME

Prepare to be blown away - 6 Windsor Lodge is absolutely fabulous! Ideally located upon a generous corner plot within this highly regarded development, this beautifully presented home will tick all the boxes for you as it is within walking distance of local schools, shops and public transport links as well as just being a short drive to Banbridge and Lurgan. Internally this home has so many bespoke finishing touches we hardly know where to start! The recently fitted navy kitchen is a work of art with endless storage complimented by a co ordinating island all with granite work surfaces and an array of integrated appliances. Open plan to the dining, this then leads onto the main reception room making this space very sociable for your family and friends. There are two further reception rooms to include sunroom and lounge to the front with feature acoustic wood panelling. A utility room and WC complete the ground floor. This home has four double bedrooms, all tastefully decorated, with the master having beautiful wall panelling and a spacious en suite shower room. The main bathroom is a work of art! Designed and fitted by Soaks bathrooms, it comprised of a luxurious four piece suite with attractive tiling to compliment it. The fully enclosed garden to the rear is private, and has a paved patio area in addition to a decking section with pergola over. A detached garage sits to one side, with parking via tarmac driveway. Early viewing comes highly recommended.



- Beautiful detached home with an array of bespoke internal features
- Four double bedrooms (master en -suite)
- Stunning fitted kitchen with coordinating island and integrated appliances
- Luxurious SOAKS bathroom suite with free standing bath
- Spacious lounge with free standing stove
- Living room with acoustic wood wall panelling
- 'Honeywell' two zone wireless heating system & Solar panels with battery storage
- Detached garage with power and light
- Utility room and ground floor WC
- Fully enclosed private garden to rear with pergola and paved patio
- Eddi smart energy management system to heat hot water



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE / HALL

Composite door with glazed side panels. Herringbone solid wood flooring. Under stairs storage cabinet. Double panel radiator.

LOUNGE

4.22m x 4.02m (13' 10" x 13' 2")

Front aspect lounge with feature acoustic wood wall panelling. Double panel radiator. Solid wood flooring

KITCHEN / DINING AREA

8.71m x 3.44m (28' 7" x 11' 3")

Recently fitted navy kitchen with superb range of storage units complimented by an array of integrated appliances to include Siemens eye level oven and grill, dishwasher, induction hob, microwave and wine cooler Space for American style fridge freezer. Granite work surfaces. Co-ordinated island with storage and seating area. Herringbone flooring.

LIVING ROOM

4.01m x 4.70m (13' 2" x 15' 5")

Open plan to kitchen dining. Free standing multi-fuel stove with feature slate wall to rear. Herringbone solid wood flooring. Recessed lighting. Double panel radiator.

SUNROOM

3.91m x 3.51m (12' 10" x 11' 6")

Herringbone solid wood flooring. Two double panel radiators. Double patio doors leading out onto the rear garden.

UTILITY ROOM

2.67m x 1.92m (8' 9" x 6' 4")

Navy high and low level units. Herringbone solid wood flooring with mosaic tiling to porch area.

GROUND FLOOR WC

1.76m x 0.97m (5' 9" x 3' 2")

Dual flush WC. Pedestal wash hand basin. Single panel radiator. Tiled flooring. Window.



LANDING

Access to hot-press and roof-space. Double panel radiator.

Reading area ideal for home office.

MASTER BEDROOM

4.63m x 3.57m (15' 2" x 11' 9")

Front aspect double bedroom. Feature wall panelling.

Double panel radiator.

ENSUITE

Fully tiled, three piece bathroom suite comprising of walk-in shower cubicle, floating sink and dual flush WC.

Single panel

radiator. Extractor fan. Window.

BEDROOM TWO

4.02m x 4.01m (13' 2" x 13' 2")

Front aspect double bedroom. Double panel radiator.

BEDROOM THREE

4.03m x 3.10m (13' 3" x 10' 2")

Rear aspect double bedroom. Double panel radiator.

BEDROOM FOUR

4.01m x 3.63m (13' 2" x 11' 11")

Rear aspect double bedroom. Double panel radiator.

FAMILY BATHROOM

'SOAKS' four piece luxury bathroom suite consisting of a free standing bath, dual flush WC, walk-in shower with waterfall shower head, floating wash hand basin with vanity unit below. Heated towel rail. Mirror with LED lighting. Fully tiled. Recessed lighting. UPVC cladded ceiling.

GARDEN

Fully enclosed, private rear garden with paved patio area, perfect for entertaining. Pergola with decking. Outside tap. Dual aspect gates leading onto the front driveway and side of house.

GARAGE

5.16m x 4.99m (16' 11" x 16' 4")

Up and over door. Boiler. Light and power.

