



3 Bocombra Hill, Portadown, Craigavon, BT63 5SA

£350,000

- Five Bedroom Detached Family home with a Large Detached Garage
- Utility & Downstairs WC
- Four Piece Fully Tiled Family Bathroom Suite
- Two Reception Rooms Including a Lounge with an Open Fireplace
- Master Bedroom with a Fully Tiled Private En-Suite & Walk-In-Wardrobe
- Detached Garage (19'10" x 13'0")
- Large Open Plan Kitchen/Dining with an Array of Fitted Units and Integrated Appliances
- Four Further Well Proportioned Double Bedrooms

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	

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Hannath Estate Agents are delighted to welcome this five bedroom detached family home with a detached garage. Stepping inside, you're immediately greeted to two reception rooms including an inviting lounge, which offers an open fireplace. The superb open-plan kitchen and dining area boasts an array of high & low fitted units and integrated appliances. For added practicality, the ground floor also conveniently hosts a dedicated utility room and a well-appointed WC. Ascending to the first floor, there is a master bedroom complete with its own fully tiled private en-suite & walk-in-wardrobe, four further well-proportioned double bedrooms & a four-piece fully tiled family bathroom suite beautifully completes the first-floor accommodation.

Located off Old Lurgan Road, Portadown.



Hallway

19'2" x 7'5"

Tiled floor & radiator

Lounge

21'4" x 12'4"

Wooden, bay window, radiator, open fireplace & ceiling coving

Living Room

11'1" x 10'5"

Wooden floor & radiator

Kitchen/Dining

12'11" x 21'8"

High & low level units, integrated oven, extractor fan, dishwasher, tiled floor & radiator

Utility

7'9" x 7'2"

Tiled floor, high & low level units, plumbed in for washing machine

WC

7'9" X 2'11"

Low flush WC, pedestal wash hand basin, tiled floor & wood panels

Landing

3'1" x 11'9"

Carpet, radiator & access to roofspace

Master Bedroom

12'10" x 16'6"

Carpet & radiator

En-Suite

6'3" x 4'10"

Fully tiled, Low flush WC, pedestal wash hand basin with tiled splashback, shower enclosure

Walk-in-Wardrobe

6'2" x 4'11"

Tiled floor

Bedroom Two

9'4" x 12'4"

Carpet & radiator

Bedroom Three

9'7" x 10'7"

Carpet & radiator

Bedroom Four

9'4" x 10'6"

Carpet & radiator

Bedroom Five

9'6" x 8'

Carpet & radiator

Bathroom

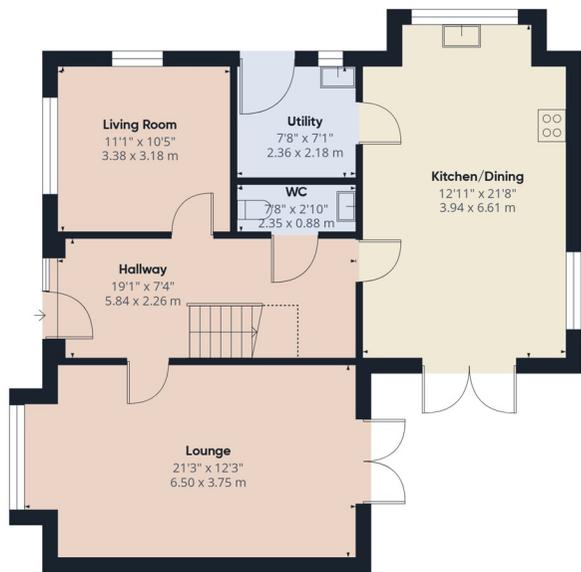
15'10" x 8'4"

Four piece fully tiled family suite comprising of; shower enclosure, bath, low flush WC & pedal wash hand basin

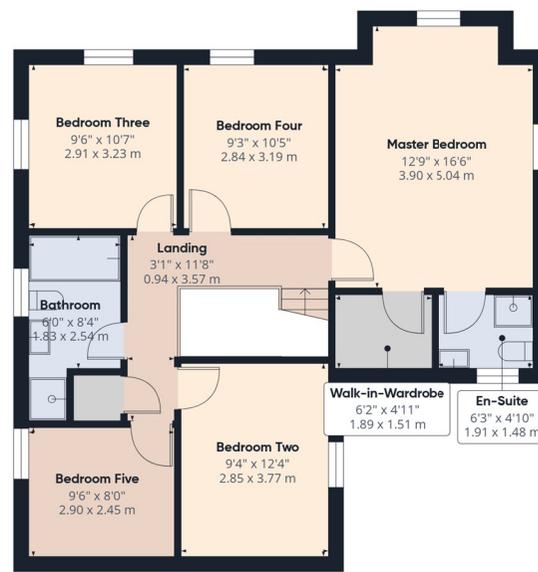
Detached Garage

19'11" x 13'

Oil boiler & access to roofspace



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1927 ft²

179.2 m²

Reduced headroom

17 ft²

1.6 m²

(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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