



Hannath



Hannath



Hannath

## 85 Dicksons Wood, Moyraverty, Craigavon, Armagh, BT65 5FA

£189,950

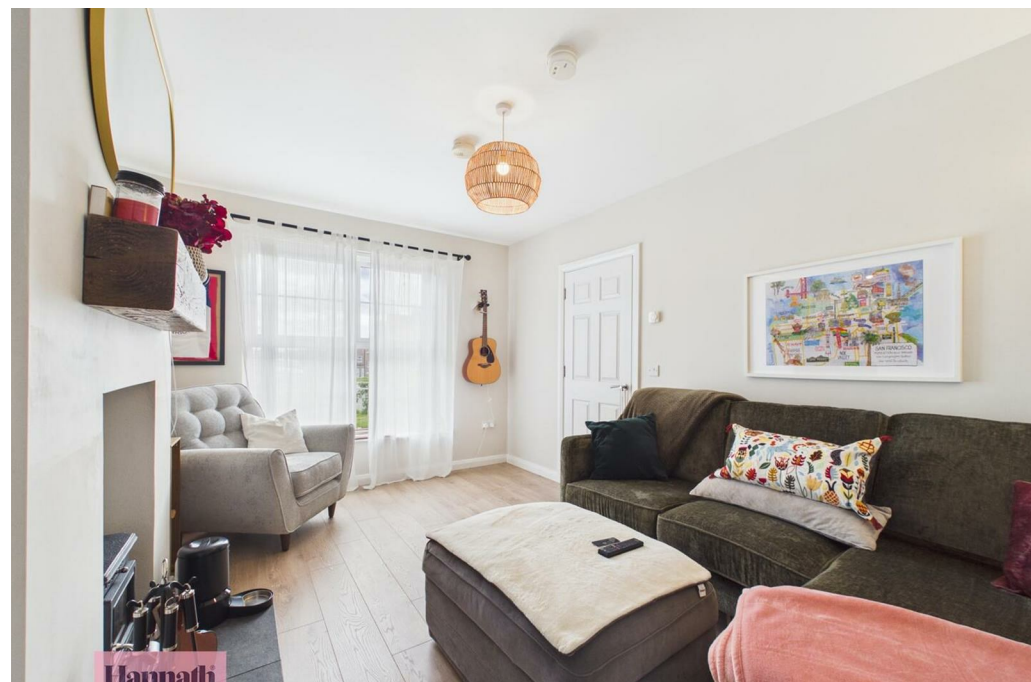
- Three bedroom detached family home of approx. 1,076 sq ft
- Downstairs W.C. and Utility Room
- Four piece bathroom suite
- Main Living room including a stove
- Master bedroom with an en-suite
- Gas fired central heating
- Kitchen / Dining with an array of fitted units and integrated appliances
- Two further 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 as M1 interchange.

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>		82	82
(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>		EU Directive 2002/91/EC	

# 85 Dicksons Wood, Craigavon BT65 5FA

Hannath are delighted to bring to the market this beautifully presented three bedroom semi detached property in the popular development of Dicksons Wood.

This spacious property benefits from having a spacious reception room including a living room with a stove, kitchen/dining room with a range of wall and base level units and integrated appliances, utility room and a WC. The first floor presents three well-proportioned bedrooms including a master bedroom with ensuite and a four-piece family bathroom suite. It also offers an enclosed rear garden and off street parking.



### Hallway

19'2" x 6'7"

The hallway welcomes you with a bright, airy feel thanks to its light tiled floor and white walls. It features a staircase leading to the first floor and offers access to the ground floor rooms, creating a practical and inviting entrance space.

### Living Room

14'8" x 10'9"

This living room presents a cosy atmosphere centred around a black wood-burning stove set within a fireplace with a wooden beam mantel. The room is naturally lit by a broad window with white curtains, and the pale wood floorboards add warmth and complement the neutral walls, making it an ideal space to relax.

### Kitchen

14'4" x 11'9"

The kitchen is a bright and spacious room with sleek, light grey cabinetry providing plenty of storage. It features integrated appliances, including an oven and hob, ample counter space, and a large window that fills the room with natural light. The dining area comfortably accommodates a table and chairs, making this a welcoming spot for family meals.

### Utility Room

9'9" x 5'7"

The utility room is fitted with practical units and work surfaces, housing essential appliances such as a washing machine and tumble dryer. It offers some handy storage space and has a door leading outside, making it a convenient area for laundry and household tasks.

### WC

6'3" x 3'2"

The downstairs WC is a compact yet stylish space with contemporary fixtures including a wall-hung basin and a close-coupled toilet. The patterned floor tiles add visual interest against the crisp white walls, making this cloakroom both practical and appealing.

### Landing

8'9" x 5'7"

The landing on the first floor connects the bedrooms and bathrooms with a soft carpet underfoot and neutral décor, creating a calm and cohesive flow throughout the upper level.

### Bedroom 1

10'0" x 11'9"

Bedroom 1 is a comfortable double room featuring a window that brings in plenty of natural light. The room is finished with a soft grey carpet and neutral walls, creating a restful space. It benefits from an en-suite shower room, providing added convenience.

### En-suite

6'8" x 5'8"

The en-suite shower room off Bedroom 1 is fitted with a walk-in shower, a toilet, and a basin with contemporary fixtures. The space is neutral and bright, providing a practical and private bathroom area.

### Bedroom 2

9'9" x 9'7"

Bedroom 2 is a well-proportioned room with a window overlooking the front of the property. It features soft carpeting and neutral tones, providing a peaceful and versatile space ideal for a guest bedroom or child's room.

### Bedroom 3

9'9" x 7'11"

Bedroom 3 is a smaller double room, brightened by a window with views to the rear. The neutral décor and carpeting make this a flexible space suitable as a bedroom or study.

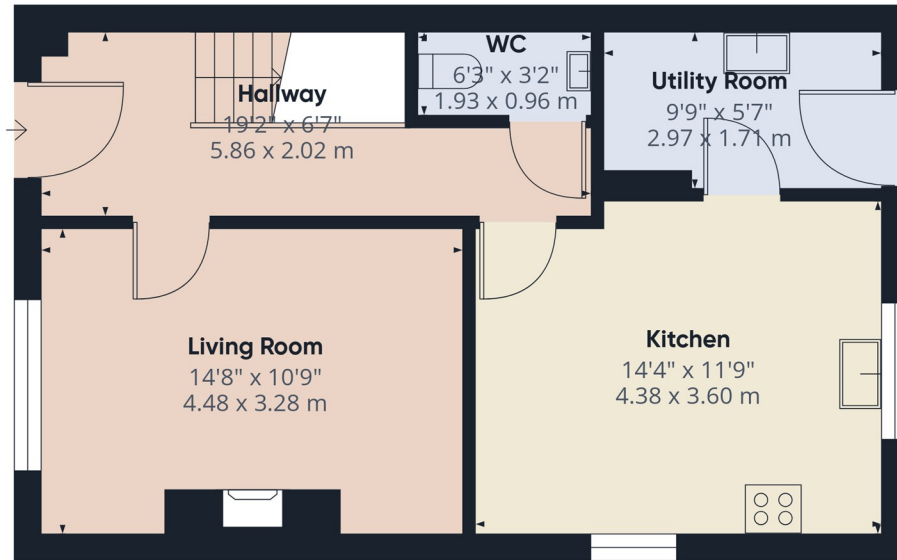
### Bathroom

8'10" x 5'9"

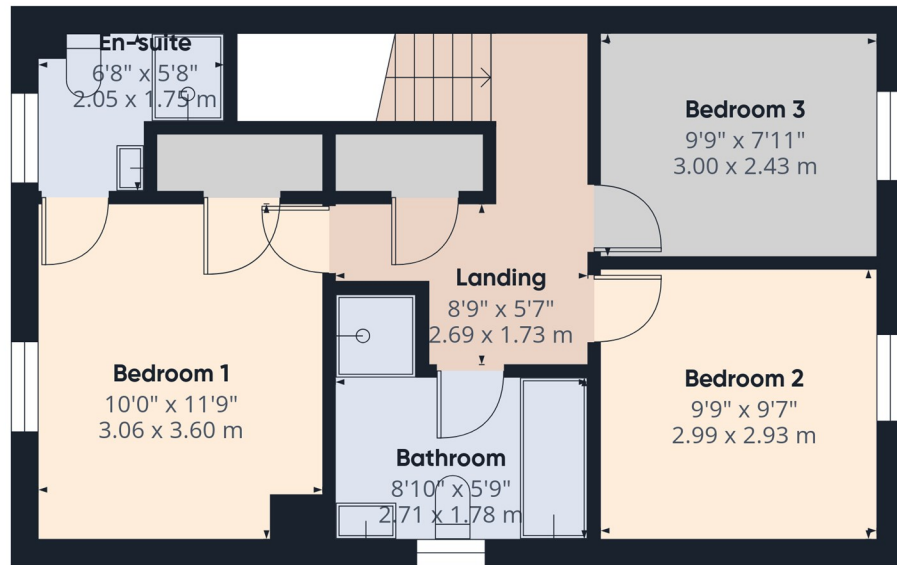
The family bathroom is a bright and modern room with a white suite comprising a bath, shower, a toilet, and a pedestal basin. Tiled flooring and a window provide natural light and practicality, making this a fresh and inviting space.

### Rear Garden

The rear garden is a good-sized enclosed lawn bordered by wooden fencing and with a paved patio area. It provides a private outdoor space perfect for relaxing or gardening, with a garden shed for additional storage.



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
964 ft<sup>2</sup>  
89.5 m<sup>2</sup>

(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.

GIRAFFE360