



23 Larkfield Meadows, Moyraverty, Craigavon, BT65 5JB

£234,950

- Spacious detached family home of approx 1485sqft
- Living room with feature stove
- Spacious second reception room
- Kitchen/diner with an array of high and low level units
- Utility room with downstairs w.c
- Three well proportioned first floor bedrooms
- Four piece bathroom suite
- Fully enclosed rear garden
- Detached Garage and Garden office
- OFCH

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 67 | 69 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| Northern Ireland | | EU Directive 2002/91/EC | |

23 Larkfield Meadows, Craigavon BT65 5JB

Hannath welcome to the market this spacious detached family home of approx 1485sqft. Offering generous living accommodation throughout this home comprises of two living rooms, open plan kitchen/ dining with an array of high and low level units, utility room, downstairs W.C, three well proportioned first floor bedrooms, master including en-suite, a four piece bathroom suite, detached garage, office room and fully enclosed rear gardens.

Situated in the heart of Craigavon this property has the added benefit of being conveniently located to local shops, leisure centre, schools & the M1 motorway, this property will appeal to both first time buyers and those seeking an excellent young family home. Early viewings come highly recommended!



Hallway

6'10" x 14'6"

The hallway is welcoming with patterned vinyl flooring that adds character, complemented by light walls and dark doors and stair railings. The front door lets in natural light, making the space bright and airy while providing access to the stairs leading to the first floor.

Living Room

11'3" x 15'11"

This living room offers a cosy atmosphere with dark painted walls providing a striking contrast to the light wood flooring. A large window at the front of the house floods the room with natural light. The focal point is a wood-burning stove set within a brick fireplace, creating a warm and inviting space for relaxation.

Reception Room 2 / potential bedroom

10'10" x 11'7"

The second reception room or potential bedroom features a large window allowing plenty of daylight to brighten the space. Light walls with subtle panel detailing create a calming backdrop, complemented by a soft carpeted floor, making it ideal for a sitting room or comfortable bedroom.

Kitchen

18'3" x 9'8"

The kitchen is a standout room with vibrant terracotta walls which add warmth and personality. It features sleek black cabinetry with integrated appliances and wood-effect work surfaces. Large windows and a glass door provide ample natural light and access to the rear garden, while tiled flooring enhances the contemporary feel. A breakfast bar with seating offers a casual dining option within this well-designed kitchen space.

Utility Room

7'7" x 5'9"

Adjoining the kitchen, the utility room is functional and bright with tiled flooring and door giving access to the rear garden. It has space and is plumbed for a washing machine and dryer.

WC

2'10" x 5'7"

This WC is compact yet practical, featuring a modern toilet and a wall-mounted basin housed in a dark cabinet. The floor is tiled, and a frosted window ensures privacy while bringing in natural light.

Landing

10'5" x 9'1"

The landing upstairs is spacious with neutral carpeting and light walls that provide a calm, airy feel. It connects all three bedrooms and the bathroom while offering access to a handy storage room.

Bedroom 1

10'11" x 11'9"

Bedroom 1 is a well-proportioned room with neutral tones and soft carpeting for comfort. A large window fills the room with natural light, and the space includes an en-suite shower room for convenience.

En-Suite

6'9" x 5'9"

The en-suite is fitted with a modern shower, basin vanity unit, and toilet. It is practical and compact.

Bedroom 2

10'11" x 11'8"

Bedroom 2 is also well-sized, with light walls and carpeting creating a peaceful retreat. The large window ensures plenty of daylight, enhancing the room's airy feel.

Bedroom 3

11'1" x 9'9"

Bedroom 3 is a bright and comfortable space, ideal for children or guests. With carpeting and ample window light, this room is versatile and inviting.

Bathroom

7'4" x 9'7"

The main bathroom is spacious and bright, featuring a freestanding clawfoot bath, a separate walk-in shower, pedestal basin, and toilet. The walls and floor are tiled in neutral shades, creating a clean and relaxing space.

Garden Office

11'1" x 7'3"

This room is currently used as a study, featuring calming terracotta walls and neutral carpeted flooring. It includes patio doors that open to the garden, allowing natural light to flood the space, making it an ideal home office.

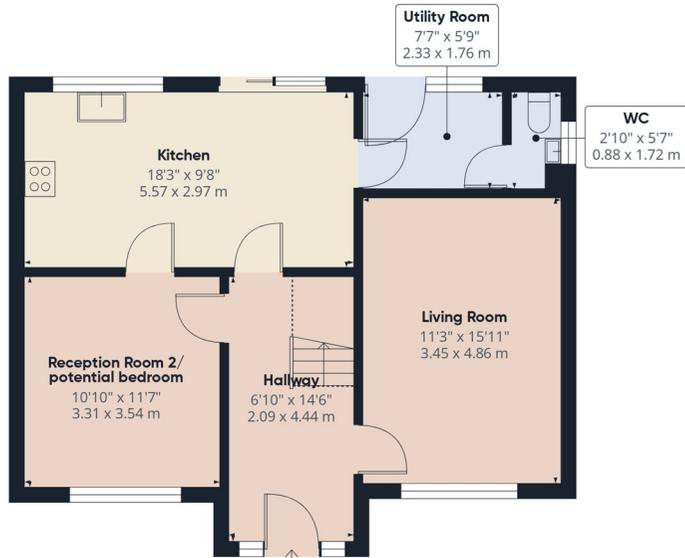
Garage

9'2" x 17'0"

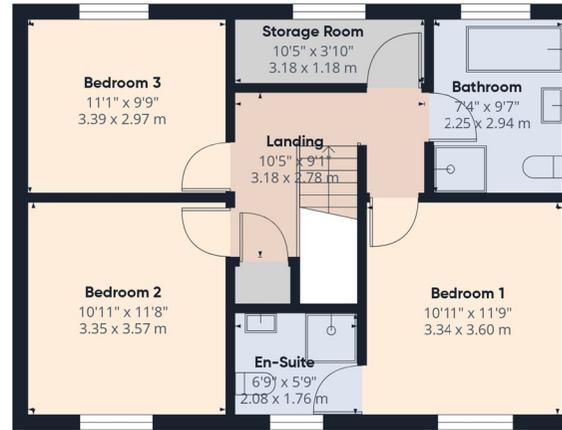
The garage is a practical space measuring 2.81 by 5.20 metres, providing ample room for a additional storage.

Rear Garden

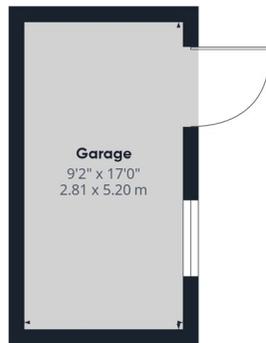
The rear garden features a low-maintenance design with a mix of paved patios and an artificial grass lawn, ideal for relaxing or entertaining. It is enclosed by dark fencing for privacy, with a sizeable shed and the garden office providing useful outdoor storage and workspace.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Approximate total area⁽¹⁾

1482 ft²
137.6 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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