

## 33A Oakwood Hall, Portadown, BT62 3FN

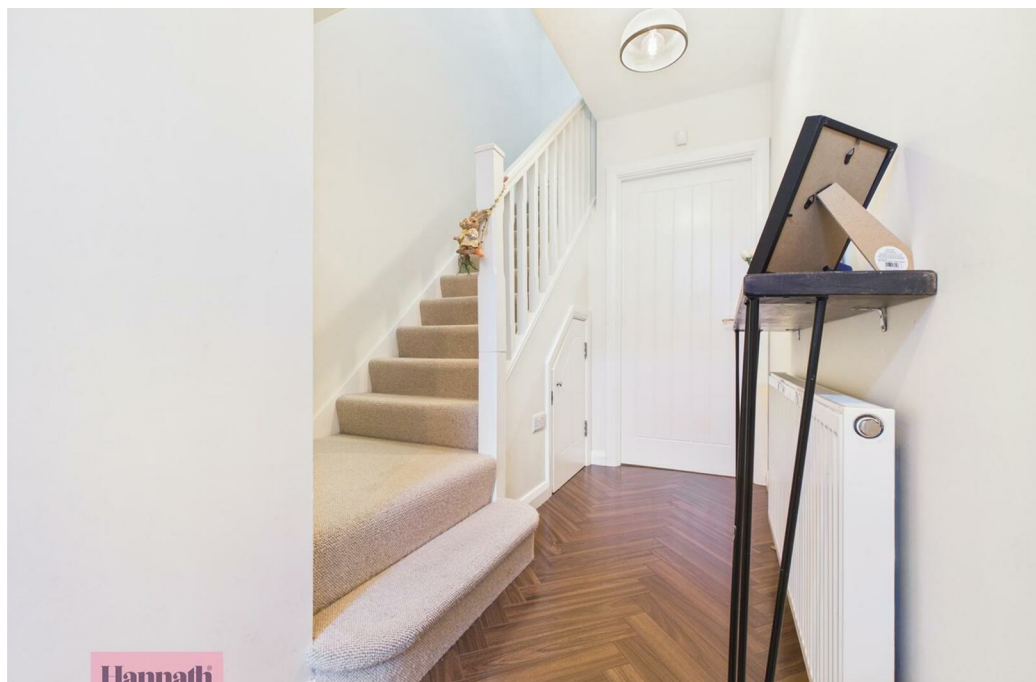
£189,950

- Three bedroom semi-detached property
- Downstairs WC
- Three piece bathroom suite with free standing bath
- Gas central heating
- Lounge with feature fireplace and multi-fuel stove
- Master bedroom with ensuite
- Fully enclosed rear garden
- Modern kitchen with a range of integrated appliances
- Two further well proportioned bedrooms
- Off street parking

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>84</b>	<b>84</b>
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

# 33A Oakwood Hall, Portadown BT62 3FN

Nestled in a quiet residential area, this stunning three bedroom semi-detached property is sure to impress. As you enter 33A Oakwood Hall, you are welcomed with a spacious hall with stylish feature floor tiling with access to the downstairs WC. The ground floor offers a stunning lounge featuring a beautiful fireplace, complete with a multi-fuel stove, slate hearth, a charming beam and brick backing. This perfect yet elegant space is perfect for relaxing by the fire on those colder evenings. Moving through to the sleek and modern kitchen, you will find an array of integrated appliances making cooking and entertaining a breeze. Upstairs you will find three generously sized bedrooms including a master with ensuite providing a touch of luxury and convenience. The main bathroom is equally as impressive, featuring a three piece suite with a free-standing bath. Outside of the property prospective buyers can take advantage off off street parking and a fully enclosed rear garden. This home has been maintained to a high standard and with many superb features throughout it is sure to be popular, don't miss your chance to own this stunning property and make it your own.



### Hallway

3'8" x 14'8"

The hallway offers a welcoming entrance with a light and airy feel, featuring wood-effect flooring laid in a herringbone pattern. It provides access to the staircase leading to the first floor and to the ground floor rooms, with a neat cupboard under the stairs for additional storage.

### Living Room

11'6" x 14'8"

This well-proportioned living room benefits from a large window that floods the space with natural light. It features a striking fireplace with wood burning stove, creating a cosy focal point. Wood-effect flooring completes the room's fresh, modern feel, making it a comfortable space for relaxing and entertaining.

### Kitchen

18'9" x 12'2"

The kitchen dining room is bright and spacious, with sleek cabinetry and contrasting work surfaces. It includes integrated appliances and a fitted oven and hob, with a double door opening out to the garden, allowing plenty of natural light in.

### WC

3'0" x 6'9"

The ground floor WC is compact yet practical, featuring a modern wall-hung basin and a low-level toilet. It benefits from the same wood-effect herringbone flooring as the hallway, creating a cohesive look throughout this level.

### Landing

3'5" x 9'1"

The landing on the first floor is a bright and functional space connecting the three bedrooms and the bathroom. It is fitted with a light carpet and white balustrades consistent with the hallway stair design, enhancing the airy feel of the home.

### Bedroom 1

10'5" x 12'10"

The main bedroom is generously sized and features a light-coloured carpet for comfort underfoot. The neutral décor creates a calm and restful atmosphere, complemented by an en-suite bathroom.

### En-suite

8'4" x 4'0"

The en-suite to the main bedroom is compact and practical, fitted with a shower, a wall-hung basin and WC, finished with light tiling and a window providing natural light.

### Bedroom 2

11'8" x 9'9"

Bedroom 2 is a bright and comfortable room featuring a large window and neutral carpeting.

### Bedroom 3

8'0" x 9'8"

The third bedroom is a cosy and versatile room that can function as a children's bedroom or home office.

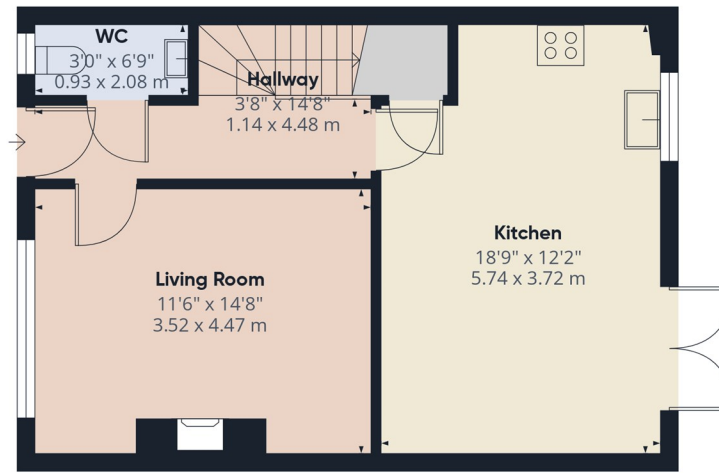
### Bathroom

6'8" x 7'8"

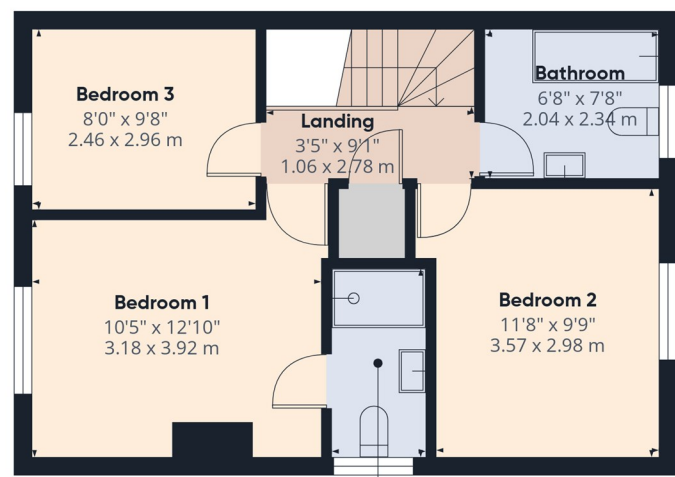
The main bathroom is stylish and modern, featuring a freestanding clawfoot bath with an overhead shower, a wall-hung vanity unit with illuminated mirror, and a heated towel rail. The neutral-toned tiles and natural light from the window create a relaxing space for unwinding.

### Rear Garden

The rear garden is a well-maintained and generous outdoor space, mostly laid to lawn and enclosed by fencing, offering plenty of room for outdoor activities and entertaining. It benefits from an adjacent patio area perfect for seating or a barbecue, making it an ideal family-friendly garden.



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
948 ft<sup>2</sup>  
88.1 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.

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