



**JOYCE CLARKE**

TAKING YOU HOME

## FOR SALE

143 Dicksons Wood

Craigavon

BT65 5FA

Bedroom	3
Reception	1
Bathroom	3



Immaculately presented three bedroom semi detached home overlooking the green

Offers in Region of: £190,000

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**

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2 West Street, Portadown, BT62 3PD



# JOYCE CLARKE

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143 Dicksons Wood, Craigavon is one not to miss! This well planned out semi detached home occupies a super site overlooking the green area, and has a fantastic garden to the rear. Offering three double bedrooms, the master also has an en suite shower room and built in storage closet. Relax in comfort in the living room complete with multi fuel stove. The kitchen dining is generous in size, and has a great range of storage units complimented by integrated appliances. A utility room and WC complete the ground floor. The family bathroom to the first floor is a four piece white suite with separate shower and bath. The garden is laid in lawn to the rear of the property with a paved patio ideal for entertaining. Parking is via the tarmac driveway to the side. This sale is chain free for your convenience.



- Immaculate presented semi detached home overlooking the green
- Energy efficient home 'B' 83 Rating
- Spacious living room with multi fuel stove
- Open plan kitchen dining with a great range of storage units and integrated appliances
- Three double bedrooms
- Utility and ground floor WC
- Family bathroom suite with separate shower and bath
- Fully enclosed large garden to rear laid in lawn with paved patio area
- Mains gas central heating system
- Chain free



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

## ENTRANCE HALL

Entrance door with window above leading to hall. Tiled floor. Double panel radiator. Storage under stairs. Recessed lighting.

## LIVING ROOM

3.35m x 4.54m (11' 0" x 14' 11") (MAX)

Front aspect reception. Multi fuel stove set on tiled hearth with wood mantle above. TV point. Laminate flooring. Double panel radiator.

## GROUND FLOOR WC

0.93m x 1.89m (3' 1" x 6' 2")

Floating sink with mixer tap. Back to wall dual flush WC. Tiled floor and splash back. Single panel radiator. Extractor.

## KITCHEN DINING

3.66m x 4.42m (12' 0" x 14' 6")

Great range of high and low level units with integrated oven, four ring ceramic hob, dishwasher and fridge freezer. One and a half bowl composite sink and drainer with mixer tap. Tiled floor. Double panel radiator.

## UTILITY ROOM

1.72m x 3.20m (5' 8" x 10' 6")

Low level storage units. Space for washing machine and tumble dryer. Stainless steel sink and drainer with mixer tap.

## FIRTS FLOOR LANDING

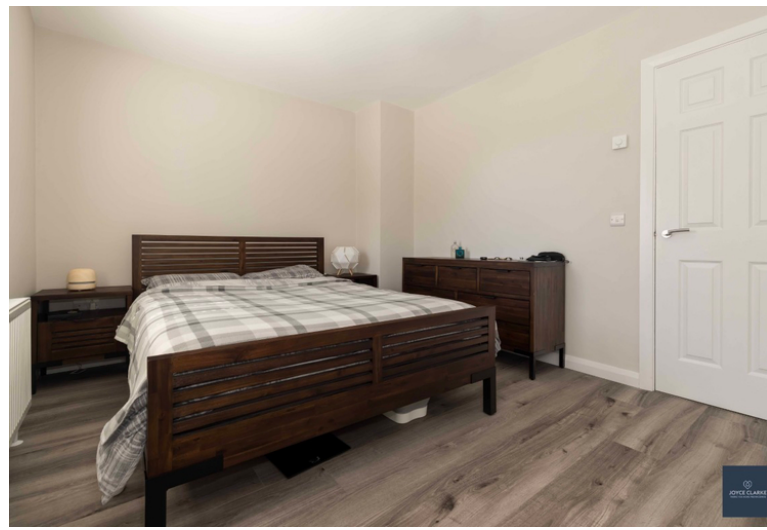
Hotpress. Single panel radiator. Access to roofspace.



## MASTER BEDROOM

3.12m x 3.63m (10' 3" x 11' 11")

Front aspect double bedroom. Double panel radiator. Laminate flooring. Built in closet.



## ENSUITE

2.06m x 1.79m (6' 9" x 5' 10") (MAX)

Mains fed shower enclosure, pedestal style sink. Dual flush WC. Single panel radiator. Recessed lighting. Window. Extractor.

## BEDROOM TWO

3.01m x 2.43m (9' 11" x 8' 0")

Rear aspect double bedroom. Laminate flooring. Single panel radiator

## BEDROOM THREE

3.01m x 2.98m (9' 11" x 9' 9")

Rear aspect double bedroom. Laminate flooring. Double panel radiator.



## FAMILY BATHROOM

2.75m x 2.48m (9' 0" x 8' 2")

Comprising of four piece white suite, moulded bath with mixer tap. Shower enclosure with mains fed shower. Pedestal style sink with mixer tap. Dual flush WC. Tiled floor and part tiled walls, Double panel radiator. Recessed lighting. Window. Extractor.



## OUTSIDE

Lawn to front. Tarmac driveway to side.

## REAR GARDEN

Fully enclosed garden laid in lawn with generous paved patio area. Outside tap. Gate to side.

