



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

81 Bocombra Hill

Portadown

BT63 5SA

Bedroom	4
Reception	2
Bathroom	3



Georgian inspired detached family home with garage, set within a quiet cul de sac overlooking the green

Offers in Region of: £340,000

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

www.joyceclarke.team

sales@joyceclarke.team

2 West Street, Portadown, BT62 3PD





JOYCE CLARKE

TAKING YOU HOME

Bocombra Hill is one of the most sought after addresses in Portadown, and Number 81 commands a prime position within the development overlooking the green. Tucked in at the end of a quiet cul de sac this Georgian inspired detached family home is sure to attract strong interest offering spacious family living, while just a few minutes walk to schools and shops. On the ground floor there are two reception rooms, one with feature fireplace and gas fire. The beautiful kitchen has extensive storage units with a range of integrated appliances, open plan to the dining. Patio doors open out onto the garden. There is also a utility room and downstairs WC. The first floor is home to four double bedrooms master en-suite, and the family bathroom with four piece suite. The rear gardens are fully enclosed with pedestrian access to the driveway. A detached garage is another welcome feature of this fine home. Early viewing is highly recommended!



- Detached family home in a highly desirable area
- Two reception rooms, one with feature fireplace and gas fire
- Beautiful kitchen with extensive range of units and integrated appliances open plan to dining
- Utility & downstairs WC
- Fully tiled family bathroom with four piece suite
- Four double bedrooms (master en-suite)
- Well positioned at end of quiet cul de sac
- Oil fire central heating
- Detached garage



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E	52 E	
21-38	F		
1-20	G		

ENTRANCE HALL

UPVC entrance door with glazed panels to either side and fanlight above. Alarm panel. Tile flooring. Telephone and power points. Single panel radiator. Thermostat.

LIVING ROOM

3.23m x 4.45m (10' 7" x 14' 7")

Front aspect reception room. Double panel radiator. TV point. Openreach connection.

LOUNGE

3.35m x 4.47m (11' 0" x 14' 8")

Front aspect reception room with feature stone surround fireplace with gas fire. Solid wood flooring. Vertical radiator. TV and telephone points. Double doors with glazed panels to kitchen diner.

KITCHEN DINER

7.03m x 3.51m (23' 1" x 11' 6")

Bright and spacious kitchen diner with excellent range of high and low level cream kitchen cabinets. Range of appliances including double oven, four ring gas hob with angled extractor canopy above, integrated fridge freezer and dishwasher. Stainless steel one and half bowl sink and drainer unit. Tiled flooring and splashback. Double panel radiator. Double panel UPVC patio doors giving access to rear garden.

UTILITY ROOM

2.42m x 1.82m (7' 11" x 6' 0")

High and low level units with additional larder style unit. Space for washing machine and tumble dryer. Stainless steel sink and drainer unit. Extractor fan. UPVC door with glazed panel to rear garden. Tiled flooring. Single panel radiator.

GROUND FLOOR WC

1.80m x 0.98m (5' 11" x 3' 3")

Dual flush WC and wash hand basin with pedestal. Single panel radiator. Tiled flooring. Extractor fan. Window.



FIRST FLOOR LANDING

Large window providing excellent natural light. Single panel radiator. Access to hot press and attic..

MASTER BEDROOM

3.37m x 3.78m (11' 1" x 12' 5")

Rear aspect double bedroom. Feature wall with panneling. TV points and telephone. Double panel radiator. Thermostat.

ENSUITE

2.55m x 1.21m (8' 4" x 4' 0")

Tiled shower enclosure with mains fed shower. Dual flush WC and wash hand basin with pedestal. Tiled flooring and splashback. Heated towel rail. Extractor fan. Window.

BEDROOM TWO

3.22m x 4.19m (10' 7" x 13' 9")

Front aspect double bedroom. Single panel radiator.

BEDROOM THREE

3.22m x 3.77m (10' 7" x 12' 4")

Rear aspect double bedroom. Double panel radiator.

BEDROOM FOUR

3.36m x 2.85m (11' 0" x 9' 4")

Front aspect double bedroom. Single panel radiator.

FAMILY BATHROOM

2.12m x 2.42m (6' 11" x 7' 11")

Fully tiled four piece bathroom suite comprising of dual flush WC, oversized wash basin with vanity below and feature mixer tap, corner bath and separate shower including rainfall shower head and recessed shelving.

REAR GARDEN

Fully enclosed rear garden with pedestrian gate to driveway and side of house. Garden laid in lawn. Oil tank.

DEATCHED GARAGE

2.75m x 6.14m (9' 0" x 20' 2")

Up and over garage door. Side UPVC pedestrian door with glazed panels. Oil fired burner. Power and lighting.

