



4 Hilton Park, Portadown, Craigavon, BT63 5YE

£425,000

- Five Bedroom Detached Family Home Featuring a Large Garage & Solar Panels
- Kitchen/Dining with an Array of Sleek Fitted Units and Integrated Appliances
- Four Further Well Proportioned Double Bedrooms Including a Bedroom Featuring a Jack & Jill En-suite & a Ground Floor Bedroom
- 0.25 Acre Plot with Countryside Views
- Utility & Downstairs WC
- Four Piece Fully Tiled Family Bathroom Suite

- Three Reception Rooms Featuring a Drawing Room with Open Fireplace
- Master Bedroom Featuring Private En-Suite & Walk-in-Wardrobe
- Integral Garage (2'-4" x 20'5")

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

4 Hilton Park, Craigavon BT63 5YE

Hannath Estate Agents is delighted to introduce this truly exceptional five-bedroom detached family residence, perfectly situated on a generous 0.25-acre plot that captures breathtaking, uninterrupted views of the countryside. Designed for both comfort and functionality, the property features a practical integral garage and sustainable solar panels. The interior welcomes you with three versatile reception rooms, including an inviting drawing room centered around a cosy open fireplace. At the heart of the home lies a sleek, modern kitchen outfitted with premium integrated appliances and an extensive array of cabinetry, supported by a functional utility room and a convenient ground-floor WC.

The sleeping quarters are equally impressive, offering abundant space for a large family. The luxurious master suite serves as a true retreat, boasting both a private en-suite and a sophisticated walk-in wardrobe. Of the four additional well-proportioned double bedrooms, one is conveniently positioned on the ground floor, while another benefits from shared access to a Jack & Jill en-suite. A four piece fully tiled family bathroom suite completes the first floor.



Hallway

6'10" x 20'1"

The hallway welcomes you with its bright, airy ambiance featuring tiled flooring and wooden doors, complemented by a modern staircase with wooden steps and glass paneling that leads upstairs. It connects smoothly to the living room, kitchen/dining area, and other ground floor rooms, setting a warm and inviting tone for the home.

Living Room

12'1" x 13'0"

A welcoming living room offers a cosy, calm space with tiled flooring and a bay window flooding the room with natural light.

Drawing Room

12'3" x 23'0"

The drawing room is a generous space characterised by a large window, allowing an abundance of daylight to fill the room. Its neutral tones and wooden flooring provide a perfect backdrop for versatile furnishing options, ideal for formal entertaining or a comfortable family lounge.

Lounge

11'6" x 14'1"

This lounge benefits from a large window and tiled floor, providing a snug and private area. The room is filled with daylight, emphasising its quiet and comfortable atmosphere suitable for relaxation.

Kitchen/Dining

19'3" x 11'1"

A contemporary kitchen/dining space designed with a mix of light and dark tones. The kitchen features sleek white cabinetry with integrated appliances. The dining area comfortably seats six, with natural light streaming in through large windows and double doors that open onto the garden, creating a bright and sociable atmosphere. Floor tiling enhances the practical, modern feel of the space.

Utility

6'7" x 11'0"

A practical utility room fitted with white cabinetry, tiled flooring, and space for utility appliances. A window provides garden views and natural light, while the room allows for useful storage and additional household tasks to be carried out efficiently.

WC

3'4" x 9'4"

The WC is compact and finished with neutral tiling and a small basin. It is conveniently located close to the hallway for guests and easy access.

Master Bedroom

12'1" x 15'6"

The master bedroom is a spacious and serene retreat featuring wood-effect flooring and large windows that welcome natural light. It is enhanced by a sizeable walk-in

wardrobe and an en-suite bathroom, offering privacy and convenience. The built-in wardrobes provide excellent storage.

Master En-Suite

7'2" x 7'1"

The en-suite bathroom attached to the master bedroom is beautifully appointed with sleek fittings including a shower cubicle, basin, and WC. The neutral tiling and soft lighting create a relaxing and private space.

Bedroom Two

15'9" x 11'2"

This bedroom is a bright and comfortable room featuring wood-effect flooring and built-in wardrobes. It benefits from a large window that fills the room with daylight, creating a cheerful atmosphere ideal for rest or study. There is access to a shared en-suite.

Bedroom Three

15'8" x 11'2"

Bedroom Three is a spacious, naturally lit room with wood-effect flooring and a walk-in-wardrobe. The large window looks out towards the front of the property, making this a welcoming and private space. There is access to a shared en-suite.

Jack & Jill En-suite

6'2" x 9'7"

Bedroom two & three's en-suite is compact but functional, featuring modern tiling, a shower cubicle, basin, and WC, making it a convenient addition to this ground floor bedroom.

Bedroom Four

9'5" x 14'0"

A bright and airy bedroom with wood-effect flooring and sliding wardrobes. A large window offers plenty of natural light and views over the garden.

Bedroom Five

8'0" x 9'1"

Bedroom Five is a smaller, well-lit room with neutral decor and a tiled floor. It is positioned on the ground floor, making it versatile as either a guest room or a home office.

Bathroom

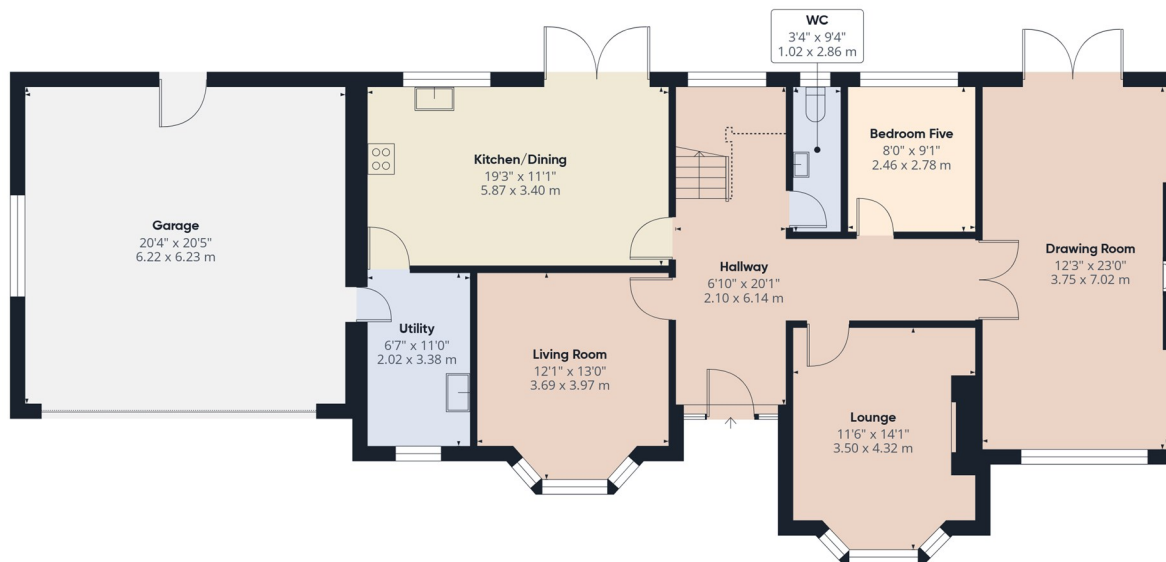
11'8" x 9'3"

This bathroom features modern tiling throughout, a large window for plenty of natural light, and a bright white suite including a shower cubicle, basin, bath and WC. It offers a clean and fresh space for family use.

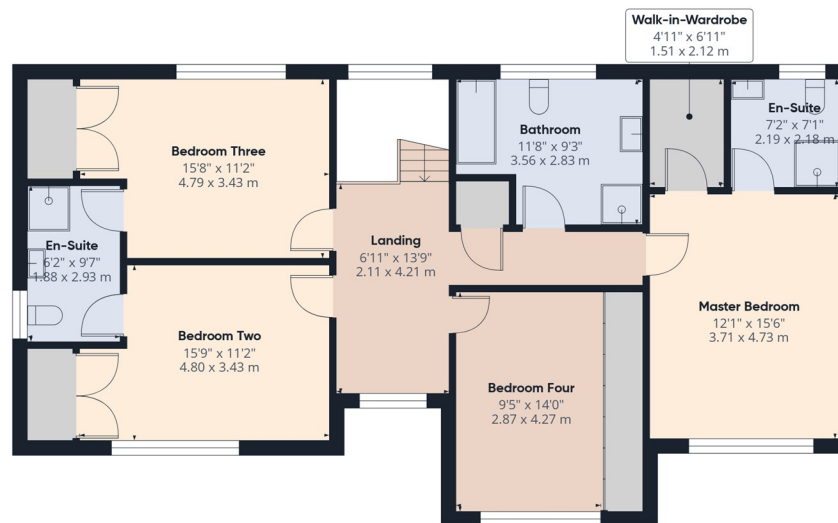
Rear Garden

The rear garden offers a private, well-maintained lawn bordered by mature trees and hedging, with a paved patio area ideal for outdoor dining and entertaining. The extensive green space provides ample room for family activities and relaxing in a peaceful environment.

Hannath®



Ground Floor



Floor 1



Approximate total area⁽¹⁾

2712 ft²

252 m²

Reduced headroom

35 ft²

3.2 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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