

11 Ballyhannon Lane, Portadown, Co Armagh. BT63 5YF

Price Guide £450,000



FOR SALE

We are delighted to present to you an exceptional property nestled on an elevated site in the salubrious area of Ballyhannon, Portadown. As estate agents specializing in premium properties, we take great pleasure in introducing you to this spacious, high-quality home that embodies elegance, luxury, and meticulous craftsmanship.

Key Features:

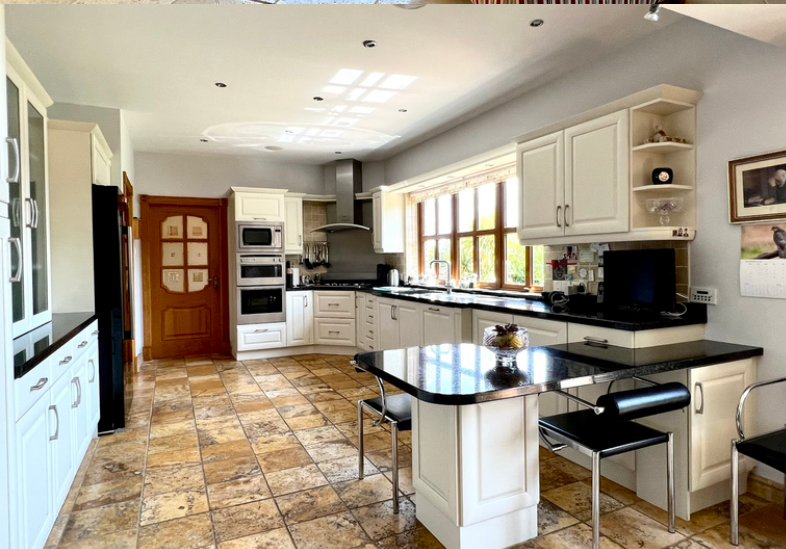
1. **Grand Entrance:** A spacious entrance hall welcomes you with a stunning domed ceiling and marble floor, creating a captivating first impression.
2. **Elegant Lounge:** The lounge features 1/2 glazed solid oak double doors, a real flame log effect gas fire, and a delightful bay window providing views of the side garden.
3. **Sun Room:** Adjacent to the lounge and the Kitchen, the sun room boasts double-height wall-length windows with electrically operated sun blinds, bathing the room in natural light. A patio door opens up to create a seamless connection with the outdoors.
4. **Luxury Kitchen:** The luxury hand-painted kitchen, offering ample high and low-level units, granite worktops, and built-in appliances. It overlooks the rear garden and opens into a spacious dining area with patio doors leading to the rear patio.
5. **Bedrooms:** The main bedroom offers a spacious retreat with a lovely balcony, perfect for enjoying a cup of coffee or reading the paper. It also includes a dressing room and an en-suite bathroom. Three additional bedrooms, one currently used as a home office, provide versatile living spaces.
6. **Stylish Bathroom:** The main bathroom features a modern white suite complete with a bath, circular wash basin, WC, and a walk-in shower.
7. **Underfloor Heating:** The property boasts underfloor heating generated from a ground source heat system. This efficient heating system ensures a constant comfortable temperature throughout the home while keeping monthly bills at a reasonable level (The EPC score of C is testament to this).
8. **Meticulously Landscaped Gardens:** Over the past 20 years, the owners have passionately cultivated mature specimen plants, creating enchanting gardens. Numerous private patio areas and hidden corners offer maximum sunlight and privacy. A block-built summer house in the rear garden provides additional flexibility as a home office or children's playhouse.
9. **Basement Garage:** The property boasts a large double garage accessible via two remote-controlled roller doors. Stairs from the garage lead up to the utility room, allowing for convenient and sheltered access to the house.
10. **Potential for Expansion:** The roof space of the house has been thoughtfully designed to allow for future conversion, offering approximately 650 square feet of additional accommodation should you desire.

If you are seeking a luxury, individually designed and built home in a prestigious area, situated on a site of approximately 0.3 acres with beautiful mature gardens, a spacious tarmac drive, and ample parking, then this extraordinary property may be the perfect fit for you.

At The Property Spot, we understand the importance of finding a home that exceeds your expectations. Our dedicated team of experienced estate agent professionals are committed to providing personalized service, ensuring a smooth and enjoyable buying experience. We are here to assist you every step of the way.

To arrange a private viewing or to obtain further information about this remarkable property, please contact our team at The Property Spot.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 