



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

67 Taughrane Lodge

Dollingstown

BT66 7UH

Bedroom	4
Reception	3
Bathroom	3



Immaculately presented four bedroom detached family home set within a cul de sac position

Offers in Excess of: £359,000

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed

Open during lunchtime

Viewing strictly by appointment only

028 3833 1111

www.joyceclarke.team
sales@joyceclarke.team
2 West Street, Portadown, BT62 3PD



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67 Taughrane Lodge, Dollingstown is a truly beautiful detached family home tucked away in a quiet cul de sac within this sought after development. From the moment you step inside you cannot fail to be impressed by the exceptional finishes throughout this property. The kitchen is the heart of every home, and this one is simply stunning offering an array of stylish storage complimented by an array of integrated appliances, and coordinating island with seating. The kitchen is open plan to dining, leading to a welcoming sunroom with vaulted ceiling and multi fuel stove. There are two further reception rooms, in addition to utility room and ground floor WC. Upstairs you will find four double bedrooms three of which have tasteful built in wardrobes, and the master has modern en suite bathroom. The family bathroom is quite the showpiece and comprises of a four piece suite to include free standing bath. Originally constructed by Henry Price Builders there has been no compromise on quality with bison flooring to the first floor. A detached garage provides wonderful storage for your vehicle, and generous parking is via the paved driveway. A Fully enclosed garden to the rear is laid in lawn with attractive brick pavor patio. We can't tell you enough good things about this immaculately presented home, viewing is essential to see for yourself just how good it is!



- Impressive detached family home set within a quiet cul de sac position
- Four double bedrooms (master ensuite, and three with built in wardrobes)
- Stunning fitted kitchen with an array of storage units and integrated appliances
- Excellent Living Space Including Lounge, Living Room And Family Room, Open To Dining Area
- Beautiful family bathroom with free standing bath and separate shower
- Downstairs WC and utility area
- Spacious, Flexible & Adaptable Accommodation over Two Floors
- Detached garage and spacious paved driveway
- Solid concrete bison to first floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL

uPVC entrance door with glazed panel and glazed panels to either side. Wood effect tiled flooring. Alarm panel. Double panel radiator. Staircase with carpet runner and stair lighting leading to first floor. Recessed lighting.

LOUNGE

3.59m x 5.18m (11' 9" x 17' 0")
Front aspect reception room. Feature open fireplace with stone surround, cast iron back panel and granite hearth. TV point. Herringbone style wood effect laminate flooring.

LIVING ROOM

3.59m x 4.07m (11' 9" x 13' 4")
Front aspect reception room. TV point. Double panel radiator.

KITCHEN DINER

7.67m x 4.58m (25' 2" x 15' 0")
Extensive range of high and low level kitchen cabinets including display cabinets with glazed panels, larder style unit, under unit lighting and island with seating area, saucepan drawers and cupboard. Bellini range cooker with five ring hob, double oven and grill. Integrated appliances include fridge freezer and dishwasher. Crimstone worktops, upstands, splashback to range cooker and windowsill. Underfitted one and half bowl stainless steel sink with pelmet including downlighters above. Single panel radiator. Feature panelled wall to dining area. Dual panel radiator. Tiled flooring.

OPEN PLAN LIVING AREA

3.56m x 3.58m (11' 8" x 11' 9")
Open plan living area from kitchen diner with vaulted ceiling. Multi fuel stove with slate hearth and surround, slate cladding to chamber and wood mantel above. TV and telephone points. UPVC door with glazed panel giving access to rear garden. Two double panel radiators.

UTILITY ROOM

1.66m x 3.37m (5' 5" x 11' 1")
Range of high and low cabinets including larder style unit. Space for washing machine and tumble dryer. Stainless steel sink and drainage unit. Tiled flooring and splashback. Extractor fan. UPVC door with glazed panel giving access to rear garden. Single panel radiator. Alarm panel. Recessed lighting. Heating control for zoned heating.

GROUND FLOOR WC

1.68m x 1.08m (5' 6" x 3' 7")
Dual-flush WC and floating wash hand basin with vanity unit below. Single panel radiator. Tiled flooring and splashback. Window providing natural light. Recessed lighting.

FIRST FLOOR LANDING

Bright and open landing with reading area. Power point. Single panel radiator.



BEDROOM ONE

3.58m x 3.84m (11' 9" x 12' 7")

Front aspect double bedroom. Range of fitted bedroom furniture including three door slide wardrobe with mirrored middle door, dressing table area with drawers and additional cupboard. TV point. Double panel radiator.

ENSUITE

2.44m x 1.17m (8' 0" x 3' 10")

Shower enclosure with mains fed shower and feature wall, dual flush WC and floating wash hand basin with vanity unit below. Fully tiled walls and wood effect tiled flooring. Double panel radiator. Recessed lighting. Extractor fan. Window providing natural light.

BEDROOM TWO

2.58m x 4.06m (8' 6" x 13' 4")

Front aspect double bedroom. Fitted double door slide wardrobe with mirrored door. TV point. Double panel radiator.

BEDROOM THREE

3.37m x 4.60m (11' 1" x 15' 1")

Rear aspect double bedroom. Fitted double door slide wardrobe with mirrored door. TV point. Double panel radiator.

BEDROOM FOUR

3.58m x 3.49m (11' 9" x 11' 5")

Rear aspect double bedroom. TV point. Double panel radiator. Wood effect herringbone style laminate flooring. Access to attic, which is partially floored.

FAMILY BATHROOM

2.25m x 3.45m (7' 5" x 11' 4")

Fabulous four piece family bathroom suite comprising free standing bath with centre taps, dual flush WC, floating wash hand basin with vanity unit below and separate shower quadrant with mains fed shower including additional rainfall showerhead. Fully tiled walls and flooring including feature stone cladding. Double panel radiator, recessed lighting. Extractor fan.

OUTSIDE

DETACHED GARAGE

3.95m x 6.10m (13' 0" x 20' 0")

Sectional garage door. UPVC pedestrian door with glazed panel giving access from rear door. UPVC window. Oil fired burner. LED strip lighting and power point. Feature outside downlighters.

OUTSIDE

Front garden laid in lawn. Brick paved driveway to front and side of property. Wired for electric car charging point. Fully enclosed rear garden with gated access to driveway. Brick pavor patio area and pathways. Majority of garden laid in lawn with mature planted boundary. Outside tap and light. Oil tank.



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