



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

32 Carrick Meadows

Lurgan

BT66 7WQ

| | |
|-----------|---|
| Bedroom | 4 |
| Reception | 1 |
| Bathroom | 3 |



Attractive four bedroom detached family room with sunroom within a quiet cul de sac position

Offers in Region of: £250,000

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

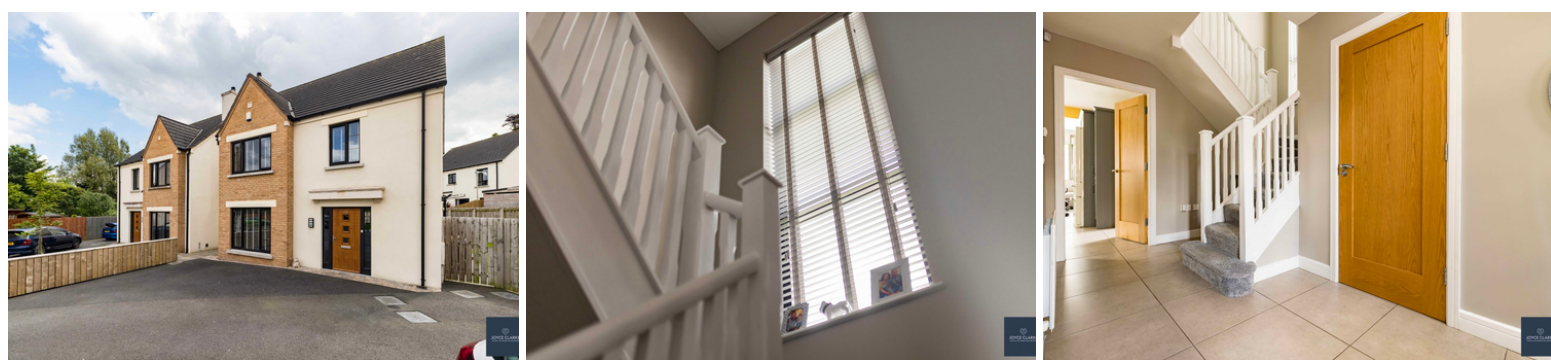
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JOYCE CLARKE

TAKING YOU HOME

Carrick Meadows is one of the most sought after addresses in Lurgan and Number 32 which was the former show home, enjoys a quiet cul de sac position within it. This attractive detached family home has lots to offer with generous sized rooms on both floors. The dual aspect living room is spacious and has a multi fuel stove set upon a tiled hearth. The open plan kitchen dining offers excellent high and low level storage with integrated appliances, leading to the comfortable sunroom with double doors onto the garden. This home also benefits from utility room and downstairs WC. Upstairs there is plenty of room for your family with four double bedrooms and a modern bathroom suite offering separate shower and bath. The combination of a high B82 energy rating, and fuel efficient gas will ensure your running costs are kept to a minimum. The front apron and driveway provides parking for a number of vehicles and is laid in tarmac. To the rear there is a fully enclosed garden to the rear and side of this impressive home.



- Attractive four bedroom detached family room with sunroom within a quiet cul de sac position
- Stunning open plan kitchen with range of integrated appliances
- Spacious and bright living room with multi-fuel stove
- Master bedroom boasting ensuite
- Utility & downstairs WC
- Four piece bathroom suite to include moulded bath and separate shower
- Sunroom with double doors onto patio
- Energy efficient home 'B' 82 Rating
- Fuel efficient gas heating
- Highly regarded and sought after residential location



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 82 B | 82 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

ENTRANCE

Upvc entrance door with glazed panels to side leading to hallway. Tiled floor. Single panel radiator. Under stair storage.

LIVING ROOM

4.20m x 4.82m (13' 9" x 15' 10")

Dual aspect. Multi fuel stove in recessed chamber and tiled hearth. Double panel radiator.

KITCHEN DINING

5.39m x 3.42m (17' 8" x 11' 3")

Comprehensive range of high and low level units. Integrated appliances to include ZANUSSI four ring ceramic hob with stainless steel extractor over. Dishwasher. One and half bowl stainless steel sink with drainer. Space for american style fridge freezer. Open plan to sunroom

SUNROOM

2.59m x 3.24m (8' 6" x 10' 8")

Double panel radiator. Tiled flooring. Double doors to patio.

UTILITY ROOM

1.81m x 2.87m (5' 11" x 9' 5")

High and low level units. Stainless steel sink and drainer. Space for washing machine and tumble dryer. Tiled floor. Storage closet. Part glazed uPVC door to garden.

DOWNSTAIRS WC

Floating sink. Back to wall dual flush WC. Tiled floor and splashback. Window. Single panel radiator. Extractor.

LANDING

Hotpress. Access to roofspace.



MASTER BEDROOM

3.83m x 3.64m (12' 7" x 11' 11")
Front aspect double bedroom. Single panel radiator. Thermostat. TV point.

EN SUITE

0.99m x 2.17m (3' 3" x 7' 1")
Walk in shower enclosure. Floating sink with mixer tap. Back to wall dual flush WC. Heated towel rail. Tiled floor and part tiled walls. Recessed lighting. Window.

BEDROOM TWO

2.32m x 3.65m (7' 7" x 12' 0")
Rear aspect double bedroom. Single panel radiator.

BEDROOM THREE

2.71m x 3.60m (8' 11" x 11' 10")
Front aspect double bedroom. Single panel radiator.

BEDROOM FOUR

2.63m x 3.80m (8' 8" x 12' 6")
Rear aspect double bedroom. Single panel radiator.

BATHROOM

2.18m x 2.60m (7' 2" x 8' 6")
Four piece suite. Comprising of moulded bath with mixer taps. Floating sink with mixer tap. Back to wall dual flush WC. Heated towel rail. Shower enclosure. Recessed lighting. Tiled floor and splash back. Window.

OUTSIDE

Fully enclosed rear gardens. Paved patio. Outside tap. Access gate to driveway. Driveway for multiple cars laid in tarmac.

