



**JOYCE CLARKE**

TAKING YOU HOME

## FOR SALE

13 Ashgrove Manor

Portadown

BT62 1UB

Bedroom	4
Reception	2
Bathroom	3



Beautifully presented four bedroom detached family home set upon a large corner site

Offers in Region of: £227,500

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

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# JOYCE CLARKE

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13 Ashgrove Manor has so much to offer, set within a fantastic sized corner plot and just a few minutes walk from shops, schools and Portadown town centre. This four bedroom family home is beautifully presented, with superb natural lighting and tastefully decorated throughout. Relax in comfort in your choice of two generous reception rooms or cook up a storm in the open plan kitchen dining with double doors leading onto the garden. A utility room and downstairs WC complete the ground floor. The bedrooms are well proportioned with the master having ensuite. The family bathroom comprises of a modern four piece suite complimented by desirable tiling. Situated in a quiet cul de sac, this home has a large plot, which is fully enclosed making it the ideal family dwelling where children can play safely. To appreciate just how good this house is we recommend an early viewing!



- Beautiful detached family home set upon a large corner plot
- Four well proportioned bedrooms
- Two excellent reception rooms
- Open plan kitchen dining with double doors leading to the garden
- Modern family bathroom with separate shower and bath
- Utility area & downstairs WC
- Fabulous fully enclosed gardens to the front and rear
- Fuel efficient mains gas heating
- Sought after location close to schools, shops and amenities



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



### ENTRANCE HALL

Composite entrance door with feature glazed panel and glazed panel to side. Wood effect laminate flooring. Double panel radiator.

### LIVING ROOM

3.5m x 4.48m (11' 6" x 14' 8")

Front aspect reception room. Feature wood panelling to walls. TV and telephone points. Door from hallway with glazed panels. Wood effect laminate flooring.

### SECOND RECEPTION/ DINING ROOM

2.99m x 4.29m (9' 10" x 14' 1") (EXC BAY WINDOW)

Front aspect reception room with feature bay window. TV point. Door from hallway with glazed panels. Wood effect laminate flooring.

### KITCHEN/DINER

5.42m x 2.97m (17' 9" x 9' 9")

Excellent range of high and low level kitchen cabinets with solid wood doors. Range cooker with five ring gas hob and double oven. Stainless steel one and half bowl sink and drainage unit. Space for dishwasher and fridge freezer. Tiled flooring and splashback.

Double panel radiator. UPVC double patio doors to rear garden.

### UTILITY ROOM

1.4m x 2.23m (4' 7" x 7' 4")

High and low level units. Stainless steel sink and drainage unit. Gas boiler. Space for washing machine and tumble dryer. Single panel radiator. Tiled flooring and splashback. UPVC door with glazed panels giving access to rear.

### GROUND FLOOR WC

1.58m x 0.95m (5' 2" x 3' 1")

Dual flush WC and wash hand basin with pedestal. Tiled flooring. Single panel radiator. Window providing natural light.

### FIRST FLOOR LANDING

Wood effect laminate flooring. Access to hot press with lighting. Access to attic.

### MASTER BEDROOM

3.56m x 4.51m (11' 8" x 14' 10")

Spacious front aspect double bedroom. TV point. Wood effect laminate flooring. Single panel radiator.





## ENSUITE

1.87m x 1.96m (6' 2" x 6' 5")

Tiled shower enclosure with mains fed shower and additional rainfall showerhead, dual flush WC and wash hand basin with vanity unit below. Heated towel rail. Tiled flooring. Extractor fan.

## BEDROOM TWO

3.05m x 3.74m (10' 0" x 12' 3")

Front aspect double bedroom. Wood effect laminate flooring. Single panel radiator.

## BEDROOM THREE

3.06m x 2.97m (10' 0" x 9' 9")

Rear aspect double bedroom. Wood effect laminate flooring. Single panel radiator.

## BEDROOM FOUR

2.42m x 2.97m (7' 11" x 9' 9")

Rear aspect bedroom. Wood effect laminate flooring. Single panel radiator.

## FAMILY BATHROOM

2.98m x 1.84m (9' 9" x 6' 0")

Modern four piece bathroom suite comprising of curved panel bath with shower head attachment. Oversized wash hand basin with vanity below and dual flush WC. Separate shower quadrant with PVC panelling and mains fed shower with additional rainfall showerhead. Heated towel rail. Wood effect tiled flooring. Half tiled walls. Extractor fan.

## OUTSIDE

### FRONT GARDEN

Pillared entrance with estate railing. Excellent concrete parking. Garden laid in lawn with mature planting. Hedging providing privacy.

### REAR GARDEN

Spacious and private fully enclosed rear garden with pedestrian and double gated access for vehicular access. Paved patio area with dwarf wall surround. Concrete area. Majority of garden laid in lawn. Play house and shed. Outside lighting and tap.

