



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

201 Clare Road
Waringstown
BT66 7QG

Bedroom	3
Reception	1
Bathroom	3



Absolutely stunning modern three bedroom semi detached home with a high level finish inside and out

Offers in Region of: £179,500

Opening Times

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

Viewing strictly by appointment only

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JOYCE CLARKE

TAKING YOU HOME

201 Clare Road is a beautifully presented semi detached home, well positioned with all that the picturesque village of Waringstown has to offer within easy walking distance. As soon as you step inside you can't fail to be impressed by the feeling of space coupled with natural light that floods through this immaculate home. On the ground floor there is a spacious living room with multi fuel stove, dual aspect kitchen dining complimented by a number of integrated appliances, utility room and downstairs WC. This modern home offers three generously proportioned bedrooms, master with en suite. The family bathroom is a three piece white suite with attractive tiling. Enjoy sunny days in the low maintenance garden which is South facing, and enjoys great privacy. Parking is via the tarmac driveway to the front. This sale is chain free so early viewing comes highly recommended.



- Absolutely stunning semi detached home in a sought after area
- Three generous bedrooms
- Bright & spacious living room with stove and attractive beam mantle
- Dual aspect open plan kitchen dining with an array of storage units complete with integrated appliances
- Utility room and downstairs WC
- Family bathroom with shower over bath
- Energy efficient "B84" rating
- Fully enclosed low maintenance private rear garden
- Tarmac driveway to the front
- Walking distance to Waringstown Cricket Club, Primary School, shops, bus stops and within easy reach of the neighbouring towns Lurgan and Banbridge



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL

UPVC entrance door with glazed panel and side glazed panel. Tiled flooring. Single panel radiator.

LIVING ROOM

3.65m x 4.04m (12' 0" x 13' 3")

Front aspect reception room. Feature fireplace with multi fuel stove on granite hearth and wood mantle above. TV and telephone points. Wood Effect laminate flooring.

KITCHEN DINER

3.65m x 3.97m (12' 0" x 13' 0")

Dual aspect kitchen diner with excellent range of high and low level kitchen cabinets. Range of appliances include electric oven, new four ring electric hob with stainless steel extractor canopy above. Integrated dishwasher and fridge freezer. Stainless steel one and half bowl sink and drainage unit. Tiled flooring and splashback. Double panel radiator.

UTILITY ROOM

1.99m x 1.81m (6' 6" x 5' 11")

Range of high and low level units. Round stainless steel sink. Space for washing machine. Single panel radiator. Extractor fan. UPVC door with glazed panel and side glazed giving access to rear garden.

GROUND FLOOR WC

0.87m x 2.06m (2' 10" x 6' 9")

Dual flush WC and wash hand basin with pedestal. Tiled flooring and splashback. Single panel radiator. Extractor fan.

FIRST FLOOR LANDING

Access to hotpress and attic. Single panel radiator. Power point.

MASTER BEDROOM

3.47m x 3.23m (11' 5" x 10' 7")

Rear aspect double bedroom. TV and telephone points. Single panel radiator. Wood effect laminate flooring.



EN SUITE

2.64m x 0.9m (8' 8" x 2' 11")

Tiled shower enclosure with mains fed shower. Dual flush WC and wash hand basin with pedestal. Heated towel rail. Tiled flooring and splashback. Window providing natural light. Extractor fan.

BEDROOM TWO

3.11m x 3.76m (10' 2" x 12' 4")

Front aspect double bedroom. TV point for wall mounted TV. Single panel radiator. Wood effect laminate flooring.

BEDROOM THREE

2.53m x 2.27m (8' 4" x 7' 5")

Front aspect bedroom. TV point. Single panel radiator. Wood effect laminate flooring.

FAMILY BATHROOM

2.16m x 1.97m (7' 1" x 6' 6")

Three piece bathroom suite comprising of panel bath with shower head attachment and shower screen. Dual flush WC and wash hand basin with pedestal. Tiled flooring, splashback to sink and feature wall tiling to bath area. Heated towel rail. Extractor fan.

OUTSIDE

FRONT

Tarmac driveway to front. Pathway to side leading to rear garden.

REAR GARDEN

Fully enclosed private, south facing rear garden with gated access to side. Majority of garden laid in paving. Oil fired burner. Concealed oil tank and bin storage area. Outside light and tap.



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