



JOYCE CLARKE

TAKING YOU HOME

## FOR SALE

363 Belvedere Manor

Lurgan

BT67 9NT

Bedroom	4
Reception	2
Bathroom	3



Beautifully presented four bedroom detached home in popular residential location with garden room and landscaped garden

Offers in Region of: £245,000

### Opening Times

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

Viewing strictly by appointment only

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# JOYCE CLARKE

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We at Joyce Clarke Estate Agents are delighted to bring 363 Belvedere Manor, Lurgan to the sales market. This beautifully presented four bedroom family home, comprises of spacious lounge, snug, bright kitchen diner living with array of integrated appliances, utility room and downstairs WC. The first floor consists of four generous sized bedrooms, master with en-suite and fully tiled family bathroom with suite. This well presented property is equally as good when you step outside, with a well designed garden offering excellent areas for both entertaining and play. Relax in the bespoke raised entertaining area complete with stone fireplace, or cook up a storm on the barbeque on the attractive paved patio. For those working from home there is a modern garden room which has wonderful natural lighting with floor to ceiling windows and French doors. This has been beautifully finished and is ideal for work or play! This fantastic family home is located in the popular Belvedere Manor Development within a short distance to shops and schools. It is convenient to Lurgan Town Centre and also to the M1 Motorway. Rushmere Shopping Centre, Hospital and South Lakes Leisure Centre is just a ten minute drive away. Early viewing is recommended.



- Striking red brick detached family home
- Four generously proportioned bedrooms
- Two reception rooms
- Stunning fitted kitchen with excellent storage and an array of integrated appliances
- Downstairs WC and utility room
- Fully tiled family bathroom
- Beautifully landscaped garden to rear with entertaining area and ornate paving
- Garden room ideal for home office
- Highly sought after location within easy reach of schools, shops & amenities



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**ENTRANCE**

Composite door with glazed panel leading to hall.  
Laminate flooring. Single panel radiator.

**LIVING ROOM**

3.24m x 4.58m (10' 8" x 15' 0")  
Feature fireplace with ornate inset gas fire. Tiled hearth.  
Recessed lighting. Laminate flooring. Thermostat. Double panel radiator.

**SNUG**

3.15m x 2.96m (10' 4" x 9' 9")  
Media wall with back lighting. Laminate flooring.  
Recessed lighting. Single panel radiator.

**KITCHEN DINING**

3.33m x 5.80m (10' 11" x 19' 0")  
Excellent range of charcoal high and low level units. Array of integrated appliances to include eye level oven grill, dishwasher, four ring ceramic hob with stainless steel extractor over. American style fridge freezer. One and half bowl stainless steel sink and drainer. Part tiled walls. Double panel radiator. French doors to garden.

**UTILITY ROOM**

1.75m x 2.28m (5' 9" x 7' 6")  
Contrasting high and low level units. Space for tumble dryer and washing machine. Stainless steel sink and drainer with mixer tap. Extractor. Single panel radiator. Part glazed door to garden.

**DOWNSTAIRS WC**

1.75m x 2.00m (5' 9" x 6' 7")  
Pedestal style sink with mixer tap. Back to wall dual flush WC. Single panel radiator. Window.

**LANDING**

Access to roof space. Single panel radiator. Hotpress.

**MASTER BEDROOM**

3.88m x 3.25m (12' 9" x 10' 8")  
Front aspect double. Laminate flooring. Single panel radiator. Thermostat.





**EN SUITE**

2.07m x 1.23m (6' 9" x 4' 0")

Fully tiled suite comprising of corner shower cubicle with TRITON electric shower. Pedestal style sink with mixer tap. Back to wall dual flush WC. Heated towel radiator. Window. Extractor.

**BEDROOM TWO**

2.88m x 3.70m (9' 5" x 12' 2")

Rear aspect double bedroom. Laminate flooring. Single panel radiator.

**BEDROOM THREE**

3.16m x 2.95m (10' 4" x 9' 8")

Front aspect double bedroom. Single panel radiator.

**BEDROOM FOUR**

2.39m x 2.79m (7' 10" x 9' 2")

Rear aspect bedroom. Single panel radiator.

**BATHROOM**

1.80m x 2.36m (5' 11" x 7' 9")

Fully tiled suite comprising of moulded P-shaped bath with mains fed shower over. Back to wall dual flush WC. Pedestal sink with mixer tap. Heated towel radiator. Window extractor.

**OUTSIDE**

**GARDEN**

Beautifully landscaped with mix of lawn and paving. Raised covered entertaining area with stone fireplace. Attractive walling. Paved patio. Outside tap and lighting. Dual access gates to side. Enclosed gated section for storage. Oil tank.

**GARDEN ROOM**

3.50m x 4.75m (11' 6" x 15' 7")

Laminate flooring. Double glazed doors with windows to each side. Media wall. Recessed lighting.

**DRIVEWAY**

Laid on tarmac. Pedestrian gateway to rear.

