



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

64 Kiln Avenue

Lurgan

BT66 6FG

Bedroom	4
Reception	2
Bathroom	3



Beautiful red bricked four bedroom detached home in a highly sought after development

Offers in Region of: £275,000

Viewing strictly by appointment only

Opening Times

Monday to Friday 9:00am - 5.30pm

Saturday 10:00am - 12.00pm

Sunday Closed

Open during lunchtime

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2 West Street, Portadown, BT62 3PD





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We are delighted to present this beautiful four bedroom detached property to the sales market. Kiln Avenue is one of the most sought after residential areas in Lurgan, benefiting from its convenient location within easy reach of the M1 and in addition to local shops and schools. Number 64 Kiln Avenue is an immaculately present home offering bright and spacious internal accommodation comprising of a dual aspect living room, stunning kitchen living dining with an array of integrated appliances, sunroom with french doors leading to the garden, utility room and downstairs WC. To the first floor there are four generous bedrooms, master with en-suite and fitted robes, and a family bathroom with free standing bath. This home benefits from a generous site, with ample parking on the tarmac driveway. The fully enclosed garden to the rear is also a great size. Early viewing is highly recommended.



- Attractive detached family home
- Stunning fitted kitchen with excellent storage and an array of integrated appliances
- Dual aspect living room with feature fireplace
- Four bedrooms (master en suite and built in robes)
- Sunroom with French doors leading onto garden
- Utility room and downstairs WC
- Family bathroom with free standing bath and separate shower
- Fuel efficient gas heating
- Tarmac driveway and detached garage



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE

Entrance door with glazed panels to each side leading to hallway. Double panel radiator. Under stair storage. Featuring lighting on stairwell.

KITCHEN DINING LIVING

6.46m x 6.00m (21' 2" x 19' 8")

Contemporary grey kitchen with high and low level storage and breakfast bar with seating and larder style unit. Integrated BELLING oven and four ring ceramic hob with stainless steel extractor over. Dishwasher. One and half bowl stainless sink and drainer. Tiled floor. Recessed lighting. Double panel radiator x 2. Open to dining and living. Multi fuel stove with feature stonework to chamber set upon tiled hearth with beam mantle over.



LOUNGE

3.68m x 5.12m (12' 1" x 16' 10")

Dual aspect. Feature fireplace with tiled hearth. Double panel radiator.



UTILITY ROOM

1.63m x 3.29m (5' 4" x 10' 10")

High and low level storage units. Stainless steel sink and drainer mixer tap. Space for washing machine and tumble dryer. Double panel radiator.

SUN ROOM

3.53m x 3.17m (11' 7" x 10' 5")

Tiled floor. Double panel radiator. French doors open to garden

WC

Dual flush WC. Corner floating sink with mixer tap. Tiled floor and splashback.

LANDING

Gallery style landing. Single panel radiator. Hotpress.

MASTER BEDROOM

3.33m x 3.24m (10' 11" x 10' 8")

Side aspect double bedroom. Bespoke Sliderobes. Double panel radiator.



EN SUITE

1.75m x 2.00m (5' 9" x 6' 7")

Corner shower unit with dual head shower attachments. Floating sink with vanity unit and mixer tap. Dual flush WC. Tiled floor and part tiled walls. Window. Extractor.



BEDROOM TWO

3.68m x 2.92m (12' 1" x 9' 7")

Front aspect double bedroom. Double panel radiator.

BEDROOM THREE

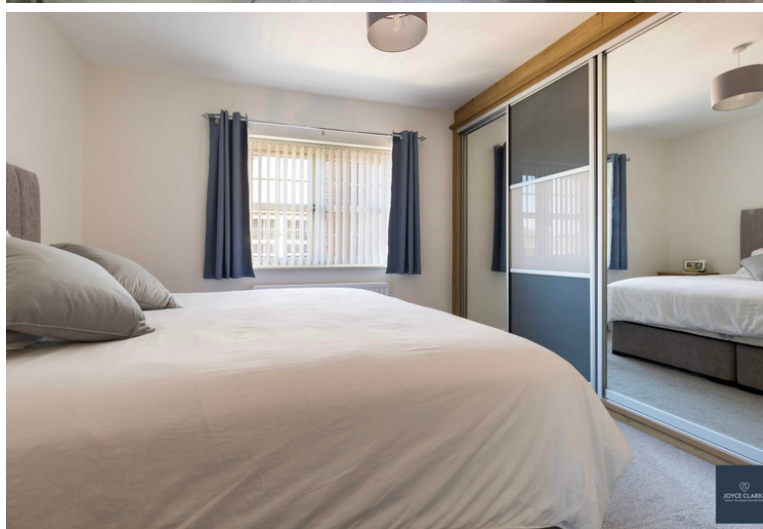
2.92m x 3.10m (9' 7" x 10' 2")

Rear aspect double bedroom. Double panel radiator.

BEDROOM FOUR

3.10m x 2.97m (10' 2" x 9' 9")

Side aspect bedroom. Double panel radiator.



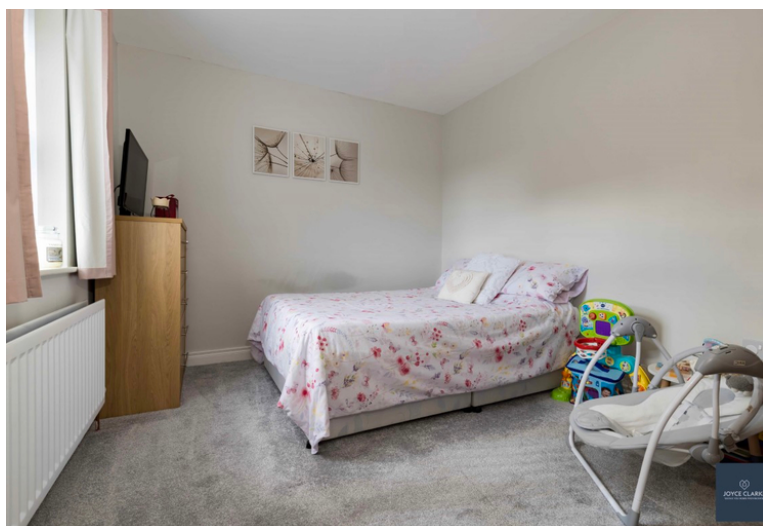
BATHROOM

2.02m x 3.33m (6' 8" x 10' 11")

Stunning four piece suite comprising of free standing bath with floor moulded tap and shower attachment. Corner shower cubicle with waterfall shower head. Floating sink with vanity unit below and mixer tap. Dual flush WC, Heated towel rail. Tiled floor. Part tiled walls. Recessed lighting. Window. Extractor.

OUTSIDE

Paved patio area ideal for entertaining. Outside tap. Garden laid in lawn with border planted in shrubs. Storage area for bins. Access gate to driveway. Tarmac driveway.



GARAGE

3.19m x 5.43m (10' 6" x 17' 10")

Roller door. Pedestrian door and side window. Power and recessed lighting.



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