



**JOYCE CLARKE**

TAKING YOU HOME

## FOR SALE

15 Winona Lodge

Donaghcloney

BT66 7GE

Bedroom	4
Reception	2
Bathroom	3



Stunning four bedroom detached property with garage set upon a generous corner plot

Offers in Excess of: £270,000

Viewing strictly by appointment only

### Opening Times

Monday to Friday 9:00am - 5.30pm

Saturday 10:00am - 12.00pm

Sunday Closed

Open during lunchtime

028 3833 1111

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2 West Street, Portadown, BT62 3PD





# JOYCE CLARKE

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Joyce Clarke are delighted to welcome this stunning four bedroom detached family home to the sales market. 15 Winona Lodge is the perfect home for those searching for a beautifully presented property in a sought after location. Situated on a generous corner plot within this popular development, this home also benefits from a garage. The moment you step inside you are sure to be impressed as the tasteful selections for décor are just picture perfect. The dual aspect living room with multi fuel stove enjoys an abundance of natural light and the open plan kitchen diner living has been thoughtfully designed with a excellent storage and a range of integrated appliances. A utility room and downstairs WC complete the ground floor. To the first floor are four good sized bedrooms master with en suite, two of the bedrooms have built in robes. The family bathroom has a beautiful modern four piece suite with free standing bath and separate shower cubicle. To the rear is a fully enclosed garden with paved patio area ideal for entertaining and tarmac driveway to the side of the property for parking. Early viewing is highly recommended!



- Beautiful detached family home set upon a corner plot
- Four bedrooms (master bedroom with en suite)
- Open plan kitchen diner living with excellent range of integrated appliances
- Dual aspect living room with stove
- Utility room & downstairs WC
- Stunning family bathroom with free standing bath
- Fully enclosed garden with paved patio area for entertaining
- Detached brick finish garage and tarmac driveway
- Energy efficient "B83" rating
- Chain free



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## ENTRANCE

Entrance door with glazed panel above leading to hallway. Double panel radiator. Tiled floor. Alarm panel.

## LIVING ROOM

3.53m x 5.23m (11' 7" x 17' 2") Dual aspect. Multi fuel stove with feature stonework set on tiled hearth with beam mantle above. Double panel radiator.

## KITCHEN DINING LIVING

5.77m (MAX) x 6.30m (18' 11" x 20' 8") Range of high and low level units with integrated appliances to include eye level oven and hob, dishwasher, fridge freezer. One and half bowl sink and drawer, four ring ceramic hob with stainless steel extractor hood over. Tiled floor. Multi fuel stove with feature stonework to chamber, set on tiled hearth with beam mantle above. Double panel radiator. French doors to garden.

## UTILITY ROOM

1.66m x 3.20m (5' 5" x 10' 6")

Range of high and low level units, stainless steel sink and drainer with mixer tap. Space for washing machine and tumble dryer. Double panel radiator. Tiled floor. Part glazed UPVC door to garden.

## WC

0.91m x 2.13m (3' 0" x 7' 0")

Dual flush WC. Floating corner sink with mixer tap. Double panel radiator. Tiled floor. Window.

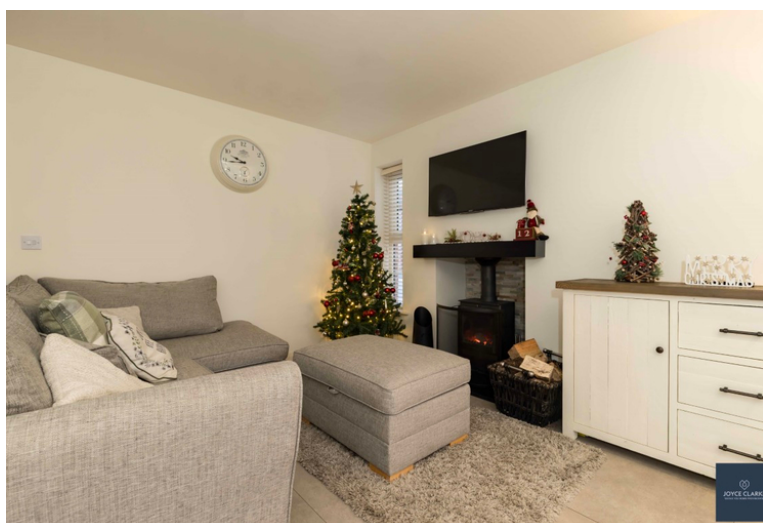
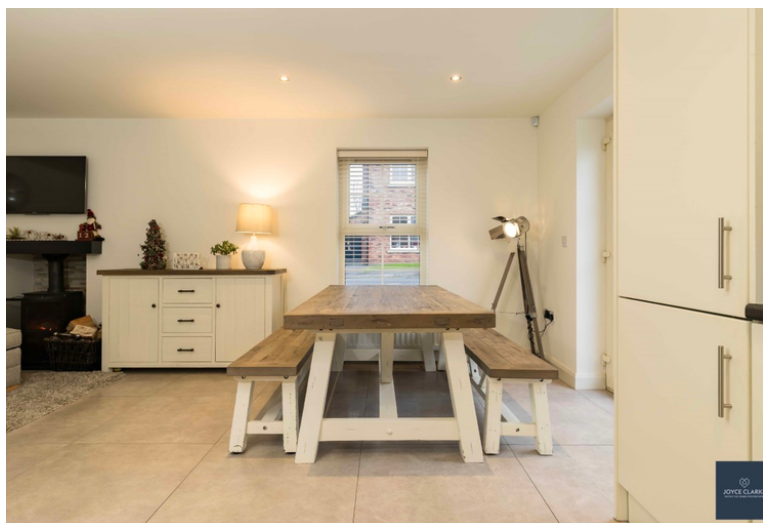
## LANDING

Hotpress. Single panel radiator. Access to roofspace.

## MASTER BEDROOM

3.64m x 2.97m (11' 11" x 9' 9")

Rear aspect double bedroom. Built in robes. Double panel radiator.



## EN SUITE

1.44m x 2.18m (4' 9" x 7' 2")

Corner shower cubicle. Floating sink with mixer tap. Dual flush WC. Tiled floor. Double panel radiator. Window. Extractor.

## BEDROOM TWO

3.21m x 3.37m (10' 6" x 11' 1")

Rear aspect double bedroom. Double panel radiator.

## BEDROOM THREE

2.77m x 2.98m (9' 1" x 9' 9")

Front aspect double bedroom. Built in robes. Double panel radiator.

## BEDROOM FOUR

2.33m x 3.36m (7' 8" x 11' 0")

Side aspect bedroom. Double panel radiator.

## BATHROOM

Beautiful four piece suite comprising of free standing bath with mixer tap. Corner shower cubicle. Floating sink with vanity unit below. Dual flush WC. Tiled floor and part tiled walls. Heated towel rail. Window. Extractor.

## GARAGE

3.39m x 5.28m (11' 1" x 17' 4")

Side window and pedestrian door. Power and light. Roller door.

## REAR GARDEN

Fully enclosed rear garden laid in lawn with paved patio and pathway. Attractive brick paving leading to ornate trellis. Outside tap. Access gate to each side.

