



**JOYCE CLARKE**

TAKING YOU HOME

## FOR SALE

32 Mill Race Manor

Markethill

BT60 1QU

Bedroom	3
Reception	1
Bathroom	3



Beautiful "T" shaped semi detached home with attractive stonework to exterior and detached garage

Offers in Region of: £220,000

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

[www.joyceclarke.team](http://www.joyceclarke.team)  
[sales@joyceclarke.team](mailto:sales@joyceclarke.team)  
2 West Street, Portadown, BT62 3PD





# JOYCE CLARKE

TAKING YOU HOME

32 Mill Race Manor is truly beautiful! Built by award winning Arona Developments, this development is situated within easy walking distance of the the heart of Markethill, and always been a firm favourite with buyers given the stunning house designs complimented by the grass area in the centre. This semi detached home was designed using the clever T shaped layout which offers rooms of generous proportions throughout. Relax in comfort in the dual aspect living room which has a feature fireplace with multi fuel stove and beam mantle. The open plan kitchen dining is a fantastic size with plenty of room for a sofa making this a very sociable room. There is a great selection of kitchen cabinets complimented by a quartz worktop and top branded integrated appliances. The ground floor is completed by a utility room and WC. Upstairs, there are three double bedrooms with master having a modern en suite shower room. The family bathroom is stylish, and comprises of a four piece suite including a free standing bath. A fully paved garden to the side is bordered by the detached garage. This energy efficient home has a rating of B84. Must be viewed to fully appreciate just how good this home is!



- Beautiful "T" shaped semi detached home with stonework to the exterior
- Three double bedrooms
- Open plan kitchen dining with excellent range of branded integrated appliances
- Dual aspect living room with multi fuel stove and feature beam mantle
- Utility & downstairs WC
- Modern family bathroom with free standing bath
- Detached garage with roller door
- Tarmac driveway to side with provision for electric charging point
- Energy efficient "B84" rating



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

Composite entrance door with glazed panel to sides. Tiled floor in hall. Double panel radiator.

## LIVING ROOM

3.47m x 6.28m (11' 5" x 20' 7")

Dual aspect living room. Multi fuel stove with feature stonework to rear chamber, set upon tiled hearth with beam mantle over. Laminate flooring. Double panel radiator. TV point.

## KITCHEN DINING

3.78m x 6.50m (12' 5" x 21' 4")

Excellent range of high and low level grey units complimented by quartz work surface. To include an array of top branded integrated appliances; eye level Normende oven and grill, ceramic four ring hob with extractor over, Belling dishwasher, space for American style fridge freezer. Moulded 11/2 bowl sink and drainer with mixer pull out tap. Recessed lighting. Tiled floor and splashback. Double panel radiator. French doors leading to garden.

## UTILITY

1.68m x 2.37m (5' 6" x 7' 9")

High and low level units with quartz work surface. Moulded sink with mixer tap. Tiled floor and splashback. Single panel radiator.

## DOWNSTAIRS WC

1.16m x 1.77m (3' 10" x 5' 10")

Dual flush WC. Floating sink. Single panel radiator. Tiled floor and splashback. Extractor.

## LANDING

Hotpress. Access to roofspace. Double panel radiator. Laminate flooring.





## BATHROOM

2.69m x 2.53m max (8' 10" x 8' 4")

Four piece suite comprising of free standing bath, floating sink with mixer tap and vanity unit below, corner shower cubicle with dual waterfall shower head attachments. Heated towel rail. Tiled floor and part tiled walls. Window. Extractor.

## MASTER BEDROOM

3.59m x 3.48m (11' 9" x 11' 5")

Side aspect double bedroom. Laminate flooring. Double panel radiator.

## EN SUITE

1.52m x 2.68m (5' 0" x 8' 10")

Shower enclosure with dual waterfall shower heads. Floating sink with vanity unit below. Dual flush WC. Heated towel rail. Tiled floor and part tiled walls.

## BEDROOM TWO

3.49m x 3.07m (11' 5" x 10' 1")

Dual aspect double bedroom. Laminate flooring. Double panel radiator.

## BEDROOM THREE

3.48m x 3.09m (11' 5" x 10' 2")

Side aspect double bedroom. Double panel radiator. Laminate flooring.

## GARAGE

3.18m x 5.30m (10' 5" x 17' 5")

Brick garage with up and over door. Pedestrian door and side window. Power and light.

## OUTSIDE

### FRONT

Double tarmac driveway for two cars to side. Provision for electric charging point.

### REAR

Fully enclosed low maintenance paved garden to the side. Decorative brick wall to front. Outside tap.

