



**JOYCE CLARKE**

TAKING YOU HOME

## FOR SALE

18 Victoria Grove

Dollingstown

BT66 7JJ

Bedroom	4
Reception	2
Bathroom	2



Well presented four bedroom detached family home situated in a quiet cul de sac

Offers in Region of: £225,000

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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18 Victoria Grove is a spacious family home offering full flexibility in your choice of internal layout with up to four double bedrooms. This beautifully presented property also has a modern bathroom suite to the ground floor with separate shower and bath in addition to a double bedroom to the front. Relax in the living room with bay window and feature fireplace and open fire. There is a cosy snug to the rear with sliding glazed door leading to the garden. The open plan kitchen dining has excellent storage with a range of high and low level storage units. To the first floor are three double bedrooms. The master suite offers built in storage and an en suite shower room. The fully enclosed garden is laid in lawn and has a paved patio area ideal for entertaining. A stoned driveway to the side of the property provides generous parking. Victoria Grove is a quiet residential area within walking distance of shops and bus stops. It is highly convenient for travel to Lurgan and surrounding areas. Early viewing is recommended.



- Attractive detached family home with flexible living accommodation
- Spacious living room with bay window and open fire
- Open plan kitchen dining living with excellent range of storage units
- Three or four bedrooms depending on your requirements
- Master bedroom with built in storage and en suite
- Snug with glazed sliding door onto garden
- Modern family bathroom with separate bath and shower to ground floor
- Suitable for full ground floor living with bedroom and bathroom
- Fully enclosed garden laid in lawn with paved patio area, perfect for entertaining
- Situated within a quiet cul de sac in a popular development



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	67 D
39-54	E		
21-38	F		
1-20	G		

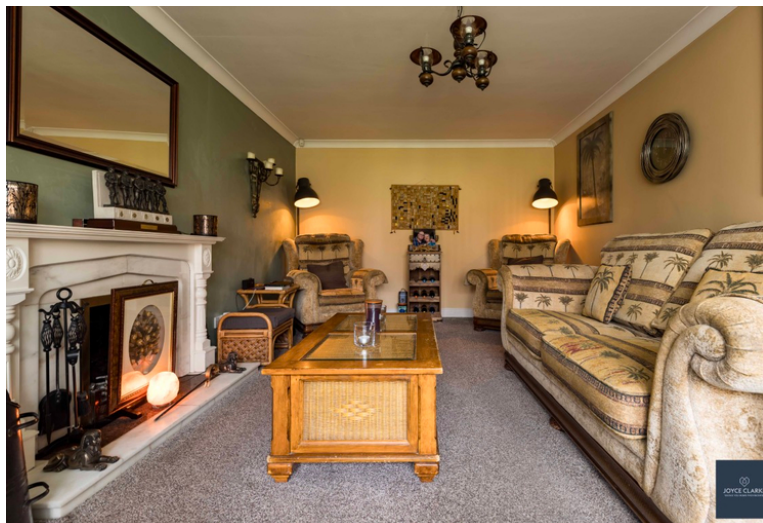
## ENTRANCE

Composite entrance door with smoked glazed panel. Glass vertical panel to side. Leading to hallway. Storage closet. Laminate flooring. Single panel radiator.

## LIVING ROOM

3.46m x 6.27m (11' 4" x 20' 7")

Spacious living room with bay window. Feature fireplace, open fire set upon tiled hearth. TV point. Ceiling cornicing. Double panel radiator.



## KITCHEN DINING

3.57m x 5.58m (11' 9" x 18' 4")

Excellent range of high and low level storage units with stainless steel sink and drainer. Space for appliances. Tiled splashback. Attractive mix of tile and laminate to floor. Double panel radiator. Part glazed uPVC door to rear.



## SNUG

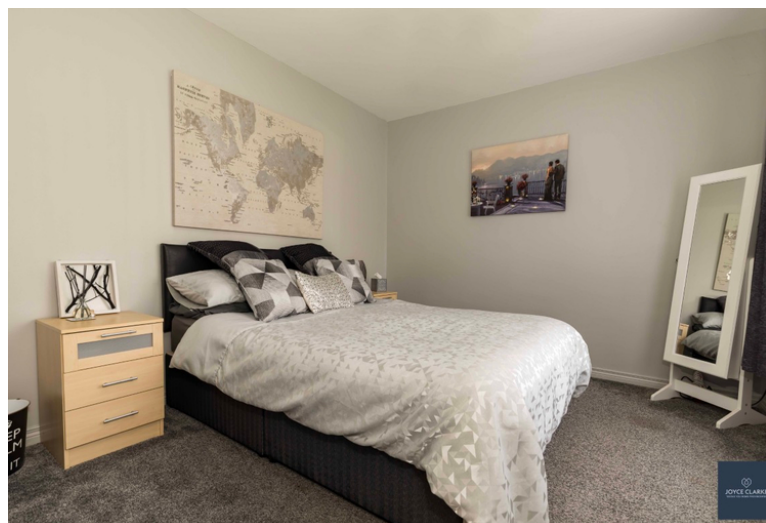
3.18m x 3.72m (10' 5" x 12' 2")

Rear aspect reception room with glazed sliding door onto garden. Laminate flooring. Double panel radiator.

## GROUND FLOOR BATHROOM

3.72m x 3.13m max (12' 2" x 10' 3")

Modern fully tiled bathroom with four piece suite comprising of shower enclosure with Redring electric shower. Moulded bath with centre mixer tap. Basin with vanity unit below. Dual flush WC. Heated towel rail.



## BEDROOM FOUR / RECEPTION ROOM

3.17m x 2.97m (10' 5" x 9' 9")

Front aspect double room. Single panel radiator.

## LANDING

Hotpress. Access to roofspace.

## MASTER BEDROOM

3.47m x 5.61m (11' 5" x 18' 5")

Front aspect double bedroom. Built in wardrobe.

Double panel radiator.

## ENSUITE

1.62m x 2.24m (5' 4" x 7' 4")

Corner shower cubicle with Triton electric shower.

WC. Pedestal style sink. Single panel radiator.

Window. Extractor.

## BEDROOM TWO

2.59m x 3.20m (8' 6" x 10' 6")

Rear aspect double bedroom. Laminate flooring.

Single panel radiator.

## BEDROOM THREE

2.64m x 4.21m (8' 8" x 13' 10")

Side aspect double bedroom. Storage cupboard.

Laminate flooring. Single panel radiator.

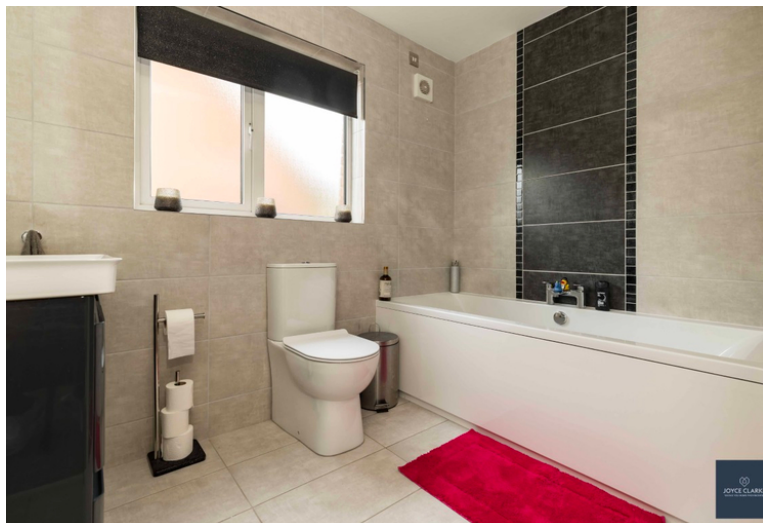
## OUTSIDE

Fully enclosed private rear garden laid in lawn.

Paved patio and walkway. Outside tap.

Access gate to driveway.

Generous stones driveway to side providing parking for multiple cars.



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