



**JOYCE CLARKE**

TAKING YOU HOME

## FOR SALE

60 Nicholson Green

Donaghcloney

BT66 7UY

Bedroom	4
Reception	3
Bathroom	3



Immaculately presented four bedroom detached family home set upon a generous corner plot

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

028 3833 1111

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2 West Street, Portadown, BT62 3PD



# JOYCE CLARKE

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60 Nicholson Green must be viewed to fully appreciate what this spacious home has to offer! Set upon a generous corner plot, this recently constructed red brick property has the most fabulous open plan kitchen dining living area the full width of the back of the house creating a sociable place for family and friends. The kitchen has been thoughtfully planned out with excellent high and low level storage units, branded integrated appliances and co ordinating island. Sliding patio doors lead to the garden. To the front of the property you have your choice of two reception rooms. The main living room has a feature wood burning stove set upon a slate hearth, with the cosy snug also suiting perfectly as a home office or child's play room. A utility and WC complete the ground floor. Upstairs you will find four double bedrooms <master with tasteful en suite shower room>. The family bathroom is a modern four piece suite with separate shower and bath. The beauty of this home being on a corner site is that the gardens are a generous size. The rear garden is a mix of lawn, and a large patio area with covered pergola type structure ideal for entertaining. A detached garage borders the garden, with a double width tarmac driveway to the front. Save on your bills with this property as well, with an energy rating of B85 ensuring great efficiency. Contact the sales team to arrange your viewing.



- Detached family home set upon a generous corner plot
- Energy efficient "B85" rating
- Spacious open plan kitchen dining living with co ordinating island
- Three reception areas within the home
- Four double bedrooms (master with en suite shower room)
- Utility & downstairs WC
- Modern family bathroom suite with separate shower and bath
- Structural warranty
- Detached garage with double width tarmac driveway
- Walking distance to school, shops and transport links



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## ENTRANCE

uPVC entrance door with glass insert and glazed panel to side. Leading to hallway. Double panel radiator. Tiled flooring.

## LIVING ROOM

3.32m x 5.98m (10' 11" x 19' 7")

Dual aspect living room with wood burning stove set upon slate hearth with beam mantle over. Double panel radiator. Laminate flooring.

## KITCHEN DINING LIVING

3.63m x 8.8m (11' 11" x 28' 10")

Immaculately presented open plan kitchen dining living covering the entire back portion of the house. Excellent range of stylish high and low level storage units with an array of branded integrated appliances to include dishwasher, fridge freezer, eye level microwave and grill, oven with ceramic hob and extractor over, stainless steel sink and drainer. Complimented by coordinating island with storage and seating area. Space for dining table leading to living area. Recessed lighting. Double panel radiators. Tiled flooring. Sliding glazed doors onto garden.

## SNUG

3.49m x 3.09m (11' 5" x 10' 2")

Front aspect reception room. Suitable for home office / play room. Double panel radiator. Laminate flooring.

## UTILITY

1.56m x 3.09m (5' 1" x 10' 2")

High and low level storage units. Stainless steel sink and drainer with mixer tap. Space for washing machine and tumble dryer. Tiled floor. Part glazed uPVC door.

## WC

0.92m x 1.71m (3' 0" x 5' 7")

Corner sink with mixer tap and vanity below. Dual flush WC. Tiled floor and splashback. Extractor.

## LANDING

Access to roofspace. Hotpress.

## MASTER BEDROOM

4.57m x 3.34m (15' 0" x 10' 11")

Front aspect double bedroom. Double panel radiator.



## EN SUITE

2.13m x 2.8m (7' 0" x 9' 2")

Walk in shower enclosure with dual waterfall shower heads. Floating sink with mixer tap and vanity unit below. Back to wall dual flush WC. Heated towel rail. Tiled floor and part tiled walls. Window. Extractor.

## BEDROOM TWO

3.32m x 4.30m (10' 11" x 14' 1")

Rear aspect double bedroom. Double panel radiator.

## BEDROOM THREE

3.15m x 4.24m (10' 4" x 13' 11")

Rear aspect double bedroom. Double panel radiator.

## BEDROOM FOUR

3.14m x 4.68m (10' 4" x 15' 4")

Front aspect double bedroom. Double panel radiator.

## BATHROOM

2.11m x 3.12m (6' 11" x 10' 3") Modern four piece suite comprising of walk in shower enclosure with dual waterfall shower heads. Moulded bath with mixer tap. Floating sink with mixer tap and vanity unit below. Back to wall dual flush WC. Heated towel rail. Window. Extractor. Tiled floor and part tiled walls.

## GARAGE

3.71m x 6.08m (12' 2" x 19' 11")

Detached garage with pedestrian access to garden. Roller door opening out onto tarmac driveway. Side window.

## OUTSIDE

### FRONT

Lawn area to the front with tarmac pathway. Overlooking open area.

### REAR

Fully enclosed garden to the rear with excellent privacy. Garden laid in lawn. Paved patio area complimented by covered pergola style canopy. Outside tap. Access gate to driveway.

