



**JOYCE CLARKE**

TAKING YOU HOME

## FOR SALE

46 The Spires

Portadown

BT62 1FB

Bedroom	4
Reception	3
Bathroom	3



Beautifully presented detached family home with garage finished to a high specification throughout

Offers in excess of : £350,000

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





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We can't recommend 46 The Spires highly enough, it is simply superb! This attractive brick detached family home extends to approximately 2000 square feet, and has a large detached garage in addition. Offering spacious family living, this beautifully presented property was built by award winning Arona Developments and tastefully completed with high end luxurious finishes by the owner. The kitchen is the heart of every home, and this one is a beauty! Open planned layout with dining and living areas making this feel a sociable area for family and friends. There is excellent storage with an array of high and low level units and island to include appliance garage, integrated bin storage and a multitude of integrated fixtures to include eye level oven and grill, induction four ring hob, fridge freezer, dishwasher and Blanco composite sink and Quooker tap. The kitchen units are complimented by a Quartz work surface. The natural light in this area of the house is fantastic with a triple aspect bringing a bright and welcoming feel. The living area has a gas fire, and patio door leading to the garden. There are a further two reception rooms in this home, one of which has a gas stove fire. A utility and WC complete the ground floor. There are four generous double bedrooms, the master suite boasting the most beautiful ensuite shower room in addition to a walk in dressing room. The family bathroom is quite the show stopper comprising of a four piece suite to include free standing bath and rimless shower enclosure. On the outside you will find a large garden laid in lawn with paved patio area for entertaining. Parking is via the tarmac apron to the front suitable for several cars.



- Beautiful detached family home extending to approx 2000 square feet
- Energy efficient B84 rating with Gas central heating
- Fabulous kitchen open plan to dining and living with top branded integrated appliances and island
- Four double bedrooms (master bedroom with en suite and dressing room)
- Three reception rooms
- Utility & downstairs WC
- Stunning family bathroom with free standing bath and rimless shower enclosure
- Excellent garden to the rear laid in lawn with paved patio area
- Large detached garage with electric roller door
- Walking distance to schools, shops and Portadown town centre
- Alarm system
- Gas heating



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 HALL

Composite front door with glazed panels to each side. Leading to hallway. Under stair storage closet. Double panel radiator. Tiled floor. Alarm panel.

### LIVING ROOM

3.65m x 5.97m (12' 0" x 19' 7")

Dual aspect living room. Gas stove with feature tile back to chamber, beam mantel over. Wood effect tiled flooring. Double panel radiator. TV point. Thermostat

### LOUNGE

3.61m x 3.97m (11' 10" x 13' 0")

Front aspect lounge. Laminate flooring. Double panel radiator. TV point.

### KITCHEN / DINING / LIVING

9.65m x 6.66m (31' 8" x 21' 10") (MAX)

Triple aspect open plan kitchen dining living with patio door leading to garden. Excellent range of high and low level units with appliance garage, co-ordinating island, and Quartz work surfaces. Integrated appliances to include eye level double oven, four ring induction hob with stainless steel extractor over, fridge freezer, dishwasher and Bianco composite sink with Quooker tap, integrated bin storage. Living area with feature gas stove. Sliding glazed doors to garden. Two double panel radiators. Recessed lighting. TV point.

### UTILITY ROOM

1.77m x 3.77m (5' 10" x 12' 4")

Range of high and low storage units. Space for washing machine and tumble dryer. Stainless steel sink with mixer tap and drainer. Tiled floor and splash back. Part glazed uPVC door to side. Extractor fan.

### GROUND FLOOR WC

0.90m x 2.00m (2' 11" x 6' 7")

Sink with mixer tap and vanity below. Back to wall dual flush WC. Single panel radiator. Tiled floor and part tiled walls. Extractor.

### LANDING

Hotpress. Access to partially floored attic with lighting via loft ladder. Double panel radiator.

### MASTER BEDROOM

Rear aspect double bedroom. Laminate flooring. Double panel radiator. TV point. Thermostat.

### WALK IN DRESSING ROOM

2.50m x 2.75m (8' 2" x 9' 0")

Bespoke storage solutions. Laminate flooring. Double panel radiator.



### ENSUITE

2.81m x 1.67m (9' 3" x 5' 6")

Fully tiled shower room with rimless shower enclosure. Dual waterfall shower attachments. Floating sink with mixer tap and vanity unit. Back to wall dual flush WC. Heated towel rail. Window. Extractor fan

### BEDROOM TWO

3.39m x 3.87m (11' 1" x 12' 8")

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

### FAMILY BATHROOM

2.14m x 3.62m (7' 0" x 11' 11")

Fully tiled bathroom with four piece suite comprising of rimless shower enclosure with dual waterfall shower attachments. Floating sink with mixer tap and vanity unit below. Back to wall dual flush WC. Heated towel rail. Window. Extractor.

### BEDROOM THREE

4.30m x 3.38m (14' 1" x 11' 1")

Front aspect double bedroom. Laminate flooring. Double panel radiator. TV point.

### BEDROOM FOUR

3.66m x 4.05m (12' 0" x 13' 3")

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

### OUTSIDE

#### REAR GARDEN

Fully enclosed rear garden, laid in lawn. Paved patio area. Outside tap. Access gate to driveway.

#### FRONT

Large tarmac apron to front for parking multiple cars

#### GARAGE

4.22m x 5.32m (13' 10" x 17' 5")

Side window. Pedestrian door. Power points and lighting. Electric roller door



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