



**JOYCE CLARKE**

TAKING YOU HOME

## FOR SALE

32 Gilpins Manor

County Armagh

BT66 8AG

Bedroom	4
Reception	1
Bathroom	2



Impressive detached family home set upon a spacious site in a highly sought after location

Offers in Excess of: £260,000

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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32 Gilpins Manor truly is a remarkable property, offering spacious accommodation with complete flexibility ideal for families of all ages. Ideally situated in a prime spot within this sought after development off the Old Portadown Road Lurgan, it is within easy reach of Lurgan town centre, Craigavon and all the schools, shops and amenities that are on your doorstep. This home is beautifully presented and lovingly finished to a high standard throughout. Internally, the property provides flexible accommodation, with three reception rooms including living room with bay window and Marble fireplace, kitchen diner with extensive range of units and Marble worktops, fully tiled ground floor shower room, separate ground floor WC, utility room and access to attached garage. With the living accommodation options and ground floor shower room, this property can lend itself full ground sleeping living. The first floor accommodation boast four bedrooms, master with walk in dressing room and fully tiled ensuite. The family bathroom is also fully tiled and generous in size with large corner bath and separate shower. Externally the property includes tarmac driveway and mature planting to front. The westerly facing garden to the rear enjoys the afternoon and evening sun and has access to either side with the majority laid in decorative paving. The property includes an additional side garden laid in lawn with gated access to front. Early viewing is highly recommended.



- Impressive detached family home set upon a spacious site in a highly sought after location
- Four double bedrooms to first floor
- Stunning open plan kitchen dining with excellent storage and marble work surfaces
- Three reception rooms to include sunroom
- Great flexibility offering full ground floor living if required
- Utility room and ground floor shower room
- Fully tiled family bathroom with separate bath and shower
- Fully enclosed gardens to side and rear with paved patio ideal for entertaining
- Integral garage with light and power
- Fuel efficient mains gas heating



### ENTRANCE HALL

Composite entrance door with decorative glazing. Double panel radiator. Patterned tiled flooring. Storage/ seating area under stairs.

### LIVING ROOM

4.58m x 3.99m (15' 0" x 13' 1") (EXCLUDING BAY)

Front aspect reception room with bay window. Feature fireplace with beautiful Limestone fireplace including multi fuel stove, stone lined chamber and Granite hearth. Solid wood flooring. TV point.

### KITCHEN DINER

6.77m x 3.27m (22' 3" x 10' 9")

Excellent range of high and low level kitchen cabinets including display cabinet with glazed panel and larder style unit with pull out storage. Marble worktop and upstand with underfitted ceramic sink and pull-out mixer tap and pelmet with recessed lighting above. Range of appliances include four ring electric hob with glass extractor canopy above and double tower oven. Space for American style fridge freezer and dishwasher. Wood effect tiled flooring. UPVC framed double patio doors giving access to rear garden. Double panel radiator.

### SECOND RECEPTION ROOM

3.57m x 4.79m (11' 9" x 15' 9")

Dual aspect reception room with UPVC framed double patio doors leading to side garden. Solid wood flooring.

### GROUND FLOOR SHOWER ROOM

2.37m x 1.95m (7' 9" x 6' 5")

Fully tiled walls with decorative textured tiles to shower area. Shower quadrant with electric shower, oversized wash hand basin with vanity unit below and dual-flush WC. Heated towel rail. Extractor fan.

### SUNROOM

4.16m x 4.33m (13' 8" x 14' 2") (MAX)

Feature decorative chimney breast with Limestone fireplace surround. Solid wood flooring. UPVC framed double patio doors giving access to rear garden.

### UTILITY ROOM

2.43m x 1.77m (8' 0" x 5' 10")

Space for washing machine and tumble dryer. UPVC door giving access to rear garden. Wood effect tiled flooring.

### GROUND FLOOR WC

Fully tiled walls and flooring. Wash hand basin and close couple WC. Window providing natural light.

### GARAGE

Roller garage door. Pedestrian internal access via utility room. Side window. Power and lighting. Gas boiler. Access to attic.

### FIRST FLOORING LANDING

Access to hot press and attic. Wood effect laminate flooring. Single panel radiator.



### MASTER BEDROOM

Front aspect double bedroom with walk-in wardrobe and ensuite. TV point. Wood effect laminate flooring. Double panel radiator.

### WALK IN WARDROBE

Range of shelving and clothes rails. Wood effect laminate flooring. Lighting. Access to attic. Radiator.

### ENSUITE

1.35m x 2.86m (4' 5" x 9' 5")

Fully tiled ensuite with large shower enclosure with mains fed shower and textured tiles. Dual flush WC and decorative wash hand bowl. Heated towel rail. Extractor fan.

### BEDROOM TWO

Rear aspect double bedroom. Wood effect laminate flooring.

### BEDROOM THREE

3.14m x 2.18m (10' 4" x 7' 2") (MAX)

Front aspect double bedroom. TV point for wall mounted TV. Wood effect laminate flooring. Single panel radiator.

### BEDROOM FOUR

3.54m x 2.93m (11' 7" x 9' 7") (MAX)

Front aspect bedroom. Wood effect laminate flooring. Single panel radiator.

### FAMILY BATHROOM

3.18m x 2.25m (10' 5" x 7' 5")

Fully tiled bathroom comprising of corner bath with shower head attachment, dual flush WC, wash hand basin with pedestal and separate shower enclosure with mains fed shower. Heated towel rail. Extractor fan

### OUTSIDE

#### SIDE

Side garden. Paved patio area with remainder laid in lawn. Outside lighting. Can be accessed from second reception room, gated access to front or via rear garden.

#### REAR

Large patio area ideal for outdoor entertaining. Mature planting in raised bed. Greenhouse. Outside tap and lighting. Shed / garden room. Recessed lighting integrated into steps



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