



35 Huntingdale Lodge, Portadown, BT62 3RY

£249,950

- Four bedroom detached family home
- Master bedroom with ensuite
- Detached Garage
- Living room with feature fireplace
- Four piece family bathroom
- Oil fired central heating
- Fitted kitchen with a range of high & low level units
- PVC double glazed windows
- Spacious rear garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		49	64
Northern Ireland		EU Directive 2002/91/EC	

35 Huntingdale Lodge, Portadown BT62 3RY

Hannath are delighted to welcome to the market this well presented four bedroom detached property located within this popular development. The property offers spacious living accommodation throughout with a large living room with feature window and fireplace as well as a kitchen / diner with patio. To the first floor are four bedrooms (master with en suite). Internally, this property is presented to a great standard boasting an array of desirable features and all the necessities required for contemporary family living.



Hallway

6'5" x 14'1"

The hallway welcomes you with its bright, spacious feel, highlighted by a decorative tiled floor and natural wood doors. A carpeted staircase leads to the upper floor.

Living Room

12'7" x 21'6"

This generous living room is a perfect space to relax and entertain, featuring a rustic brick fireplace with a wooden mantel that adds character to the room. Wide windows flood the room with natural light, complementing the warm wood-effect flooring and neutral walls, creating a cosy yet contemporary atmosphere.

Kitchen

22'10" x 9'9"

The kitchen offers a well-planned space with plenty of wooden cabinetry and contrasting worktops, providing generous storage and preparation areas. A tiled floor with earthy tones adds warmth, while windows and a dining area with French doors overlooking the garden create a bright and inviting environment for cooking and casual dining.

Dining Area

Included within Kitchen space

Adjoining the kitchen is a dining area featuring a wood-effect floor and large windows with French doors that open to the rear garden, creating a seamless connection between indoor and outdoor living. This space is perfect for enjoying family meals or entertaining guests with views over the garden.

Landing

3'1" x 10'1"

The first-floor landing is bright and airy, with carpeted flooring and wooden doors leading to the bedrooms, bathroom, and stairway access. A window allows natural light to fill the space, making it a welcoming transition between rooms.

Bedroom 1

12'9" x 11'0"

Bedroom 1 is a well-proportioned main bedroom, featuring wood-effect flooring and soft neutral walls. The room has a peaceful feel with ample natural light from a large window, and it benefits from a private en-suite with contemporary fixtures and a shower.

En-suite

9'1" x 3'2"

The en-suite shower room attached to the main bedroom is fitted with a modern shower, wash hand basin, w.c. and neutral décor.

Bedroom 2

12'9" x 9'8"

Bedroom 2 offers a comfortable double room with light wood flooring and a bright window. Its neutral tones provide a versatile space ideal for a guest room, child's bedroom, or home office.

Bedroom 3

9'11" x 10'1"

Bedroom 3 is a cosy double room with soft wood-effect flooring and neutral walls, offering a tranquil space with natural light from the window. It can easily be adapted to suit a child's room or study.

Bedroom 4

9'9" x 9'8"

Bedroom 4 is a well-sized room with wood-effect flooring and a pair of windows to let in plenty of light. It provides a flexible space that could serve as a bedroom, office, or hobby room.

Bathroom

9'1" x 6'7"

The family bathroom features a panelled bath, separate shower cubicle, and a modern vanity unit with a basin. Light neutral tiling on the floors and walls enhances the sense of space and cleanliness, complemented by a frosted window providing natural light.

WC

3'1" x 6'8"

The downstairs WC is a compact and practical space, with modern fittings including a wash basin and WC, finished in neutral tones with a window for natural light.

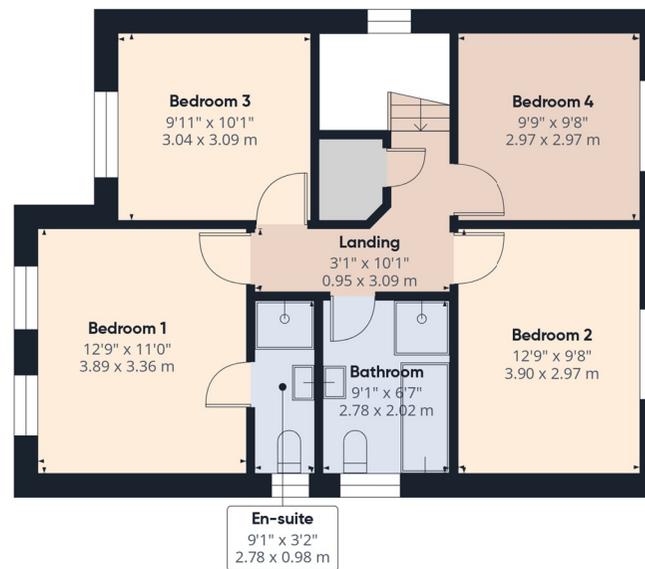
Garage

11'3" x 17'7"

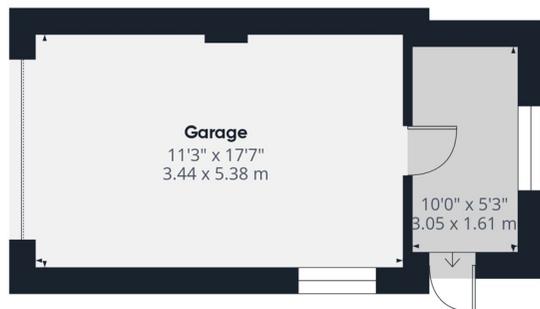
The detached garage offers a spacious area with internal dimensions providing ample room for parking and storage, accessible via a side door and main garage door.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Hannath®

Approximate total area⁽¹⁾

1537 ft²

143 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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