



337 Bracken Avenue, Portadown, Portadown, County Armagh, BT62 5VJ £360,000

- Bespoke kitchen with choice of luxury kitchen units, door handles and worktops
- Ceramic floor tiling to kitchen and dining areas
- Partial wall tiling to bathroom and splashbacks to ensuites and wc
- Highly energy efficient 'A' rated homes
- Integrated appliances in kitchen to include hob, electric oven, extractor hood, fridge freezer and dishwasher
- Ceramic wall tiling between kitchen units
- All bathrooms fitted with vanity units
- Recessed energy efficient LED spotlights to ceilings
- Contemporary white sanitary ware with chrome fittings
- Carpets or laminate flooring to lounge & bedrooms

| 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 | | | |
| Northern Ireland | | EU Directive | |
| | | 2002/91/EC | |

337 Bracken Avenue, Portadown BT63 5XL

Experience the Perfect Balance of Accessibility and Escapism.

Commanding an excellent edge of town location at Lisnisky Lane, Portadown, Bracken Wood presents a range of classically designed highly energy efficient homes.

The particular location of Bracken Wood offers prospective home owners the convenience of edge of town living with a semi-rural aspect. There are excellent transport, cycle and pedestrian links to a full range of amenities and facilities including a number of local schools, sports facilities, public parks, local convenience stores, and also the popular Rushmere complex. Craigavon Hospital is literally a 2 minute walk away and commuters can also be on the M1 motorway in minutes. Yet within a few minutes walk or cycle buyers can be in a countryside environment or overlooking the picturesque Craigavon Lakes by joining the Ulster Way cycle and pedestrian link which is directly connected to the development via an underpass connection.

Buyers will be spoilt for choice at Bracken Wood with an excellent range of quality house types arranged as generously proportioned semi detached and detached homes on spacious plots. All homes at Bracken Wood have been well designed to a classical theme but with modern living in mind. The variety of choice, use of high quality materials and high specification of finish will leave all homeowners with a house they can feel proud to call home.





