



## 58 Kiln Avenue Lurgan, Craigavon, BT66 6FG

Offers over **£344,950**



58 Kiln Avenue is one of those homes that really stands out the minute you walk through the door. It's a modern home, finished to a high standard throughout, with a great mix of style and practicality that's ideal for family living.

The heart of the home is the open plan kitchen, dining and living space, finished with luxury granite worktops and integrated appliances, and it flows effortlessly through to the sunroom at the rear with double doors out to the garden. You've also a separate lounge to the front with an open fire, and a utility room which is always a big bonus. The feature panelling throughout the hall, stairs and landing really adds a high-end feel.

Upstairs offers four well proportioned bedrooms, including a spacious main bedroom with modern ensuite, along with a beautifully finished four piece family bathroom.

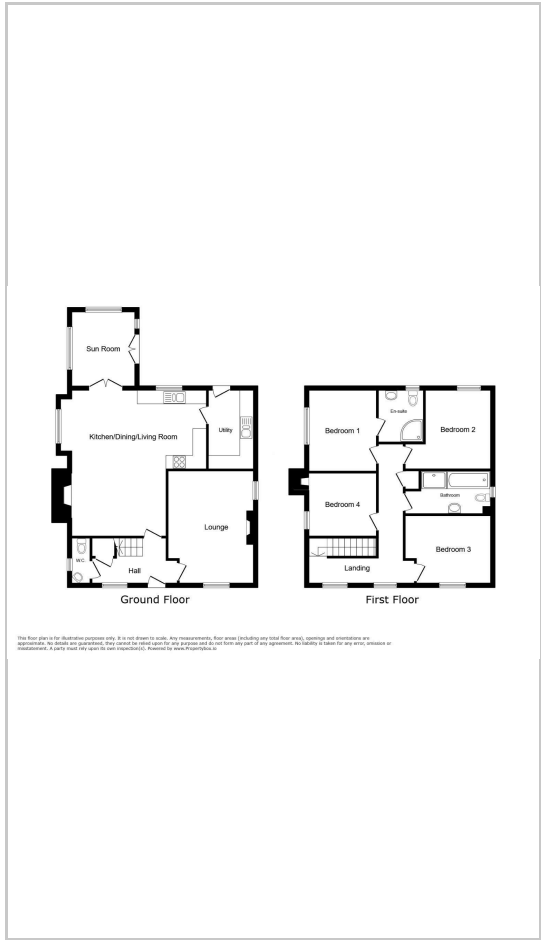
Outside is just as impressive, with a fully enclosed, low maintenance rear garden and a standout detached log cabin style bar and games room to the rear. It's a brilliant entertaining space with its own power supply, fitted bar and decking area something a bit different that really adds to the home.



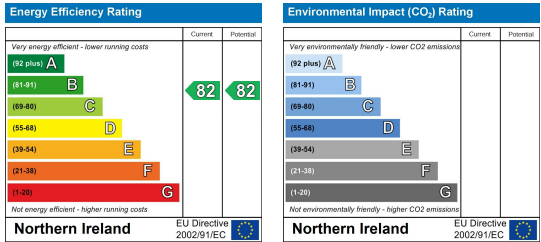
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.