



JOYCE CLARKE

TAKING YOU HOME

**FOR SALE**

71 Dicksons Wood

Craigavon

BT65 5FA

Bedroom	3
Reception	1
Bathroom	3



Stunning three bedroom detached home with versatile modular garage, set within a highly sought-after modern development.

Offers in the region of : £217,500

### Opening Times

Monday to Friday 9:00am - 5.30pm  
Saturday 10:00am - 12.00pm  
Sunday Closed  
Open during lunchtime

Viewing strictly by appointment only

028 3833 1111

[www.joyceclarke.team](http://www.joyceclarke.team)  
[sales@joyceclarke.team](mailto:sales@joyceclarke.team)  
2 West Street, Portadown, BT62 3PD

JOYCE CLARKE  
TAKING YOU HOME



# JOYCE CLARKE

TAKING YOU HOME

Unwind in the inviting living room, featuring a multi-fuel stove set within a slate-lined chamber. The open-plan kitchen and dining area, equipped with a full range of integrated appliances, provides the perfect setting for family meals and entertaining.

Upstairs, you'll find three generously sized bedrooms, including a master with a stylish en-suite. The contemporary family bathroom boasts a four-piece suite, complete with a luxurious freestanding bath. The south-facing rear garden is a true sun trap and designed for low maintenance, offering a beautifully paved area ideal for hosting guests or enjoying outdoor relaxation. Additionally, the insulated modular garage offers excellent versatility, perfect for storage or use as a home workspace.



- Immaculately presented detached home in a sought after development
- Three well proportioned bedrooms
- Living room with multi fuel stove
- Open plan kitchen dining with excellent range of storage units and integrated appliances
- Utility room and downstairs WC
- Modern family bathroom with free standing bath
- South facing rear garden laid in low maintenance paving
- Excellent driveway to side laid in tarmac
- Insulated modular garage



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	81   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**ENTRANCE HALL**

Composite entrance door. Tiled flooring. Single panel radiator. Storage closet under stairs.

**LIVING ROOM**

3.30m x 5.21m (10' 10" x 17' 1")  
Feature bay window. Multi fuel stove with slate lined chamber. TV point Wood effect laminate flooring. Double panel radiator.

**GROUND FLOOR WC**

0.94m x 1.98m (3' 1" x 6' 6")  
Dual flush WC. Floating sink. Single panel radiator. Tiled flooring.

**KITCHEN**

03.67m x 4.40m (12' 0" x 14' 5")  
Dual aspect kitchen diner with excellent range of appliances including electric oven, four ring electric hob with stainless steel extractor canopy above, integrated fridge freezer and dishwasher. Stainless steel sink and drainage unit. Tiled flooring. Recessed lighting. Double panel radiator.

**UTILITY ROOM**

1.68m x 3.00m (5' 6" x 9' 10")  
Low level kitchen cabinets. Space for washing machine and tumble dryer. Stainless steel sink and drainage unit. Gas burner. UPVC rear door with glazed panel. Tiled flooring.

**FIRST FLOOR LANDING**

Access to floored attic via loft ladder with light and power. Access to storage closet.





**MASTER BEDROOM**

3.55m x 3.60m (11' 8" x 11' 10")  
Front aspect double bedroom. Wood effect laminate flooring. Built in wardrobes. Single panel radiator.

**ENSUITE**

1.74m x 2.04m (5' 9" x 6' 8") (MAX)  
Tiled shower enclosure with main fed shower. Dual flush WC and wash hand basin with pedestal. Heated towel rail. Tiled flooring and splashback.

**BEDROOM TWO**

2.99m x 2.94m (9' 10" x 9' 8")  
Rear aspect double bedroom. Wood effect laminate flooring. Single panel radiator.

**BEDROOM THREE**

2.43m x 2.98m (8' 0" x 9' 9")  
Rear aspect bedroom. Single panel radiator.

**FAMILY BATHROOM**

Beautiful family bathroom comprising of four piece bathroom suite including freestanding bath, dual flush WC, wash hand basin and separate tiled shower enclosure with mains fed shower. Heated towel rail. Tiled flooring and splashback.

**REAR GARDEN**

South facing rear garden tarmac driveway at side (gates to be removed). Low maintenance paving, ideal for outside entertaining. Outside tap and lighting.

**GARAGE**

6m x 4m (19' 8" x 13' 1")  
Concrete flooring. Insulated. Power and light. Pedestrian door. Roller door.

