



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

11 Tudor Lodge
Waringstown
BT66 7SX

Bedroom	5
Reception	3
Bathroom	4



Beautifully presented five bedroom detached family home with garage set upon a generous corner plot

Offers in Region of: £345,000

Opening Times

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

Viewing strictly by appointment only

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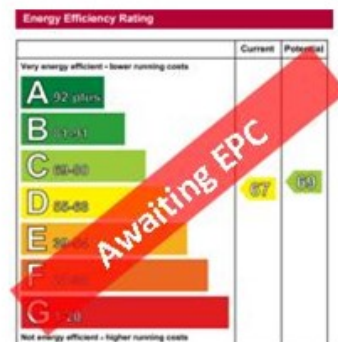
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Tudor Lodge is one of the most highly regarded developments in the beautiful village of Waringstown, and Number 11 is set upon a prime corner plot offering both generous gardens and great privacy for you to enjoy. Step inside this immaculately kept detached home and you will be impressed by the generous room sizes and great use of natural light throughout the home. This is a uniquely designed property comprising of five double bedrooms, master with en suite shower room and a range of built in furniture. Relax in comfort in one of the three reception rooms ranging from impressive dual aspect lounge with multi fuel stove, or your choice of cosy snug which is also ideal for a home office or ground floor bedroom if required. The stylish kitchen has an excellent range of storage units with timeless solid wood doors, complimented by integrated appliances. This is a great sized room with plenty of room for a large table, or serve dinner up in the formal dining room, the choice is yours! The family bathroom comprises of a four piece suite with Jacuzzi style bath. The ground floor is completed by a spacious utility room with storage, and separate WC's. The double garage has an electric door, and is also access via the home. Enjoy sunny days in the well proportioned garden which has been completed with a pleasant mix of lawn, and paved patio. There is a bespoke garden room that lends itself to endless possibilities! To the front parking for multiple cars is via the tarmac driveway, with the property being wrapped around with mature plants and gardens. This home has all that any family could possibly require and more - early viewing highly recommended!



- Five double bedrooms (master with en suite shower room and bespoke built in wardrobes)
- Choice of three reception rooms with main lounge being dual aspect and having a multi fuel stove
- Open plan kitchen dining with a great range of storage units and integrated appliances
- Family bathroom with separate bath and shower
- Dining room with French doors leading to hallway
- Utility and downstairs WC
- Generous corner plot with excellent parking to the front and beautiful mature gardens
- Large integral double garage
- Central vacuum system - Floored attic - High speed internet
- Walking distance to local schools, shops and transport links



ENTRANCE HALL

UPVC entrance door with glazed panels and glazed panels to side. Double fin radiator. Mahogany staircase leading to first floor. Storage closet under stairs with single panel radiator and lighting. Wood effect laminate flooring.

LIVING ROOM

5.48m x 3.96m (18' 0" x 13' 0")
Dual aspect reception room. Feature fireplace with multi fuel cassette stove, mahogany surround and marble hearth and back panel. Double fin radiator.

RECEPTION ROOM

3.88m x 3.26m (12' 9" x 10' 8")
Rear aspect reception room with double UPVC framed patio doors leading to rear garden. Double fin radiator.

KITCHEN DINER

4.86m x 3.27m (15' 11" x 10' 9")
Excellent range of high and low level kitchen cabinets with solid wood doors including full out larder unit, saucepan drawers and display cabinets with glazed panel and lighting. Range of appliances include eye level double oven, five ring electric hob with integrated extractor canopy above, integrated fridge freezer and dishwasher. Stainless steel one and half bowl sink and drainage unit with pelmet including downlighters above. Single panel radiator. Tiled flooring and splashback.

DINING ROOM

3.87m x 3.29m (12' 8" x 10' 10")
Side aspect reception room. French door with large glazed panel and glazed panels to either side.

STUDY/SNUG

2.64m x 3.27m (8' 8" x 10' 9")
Front aspect reception room. Wood effect laminate flooring. Feature downlighting. Double fin radiator

GROUND FLOOR WC

0.88m x 2.16m (2' 11" x 7' 1")
Close coupled WC and wall mounted wash hand basin. Heated towel rail. Tiled flooring and partial wall tiling.

REAR HALL

UPVC door with glazed panel giving access to rear garden. Access to garage. Tiled flooring.

UTILITY ROOM

3.12m x 1.98m (10' 3" x 6' 6")
Range of high and low level units. Space for washing machine and tumble dryer. Stainless steel sink and drainage unit. Single panel radiator. Tiled flooring and splashback.

REAR GROUND FLOOR WC

0.86m x 1.96m (2' 10" x 6' 5")
Close coupled WC and corner wash hand basin. Single panel radiator. Fully tiled walls and flooring.

INTEGRAL GARAGE

5.37m x 5.65m (17' 7" x 18' 6")
Electric garage door. Internal door to rear hall. Side window. Oil fired burner. Range of shelving. Beam vacuum tank.



FIRST FLOOR LANDING

Gallery landing with recessed lighting. Access to hotpress. Access to floored attic with loft ladder. Two single panel radiators.

MASTER BEDROOM

3.78m x 3.58m (12' 5" x 11' 9")

Rear aspect double bedroom. Range of fitted bedroom furniture including four door wardrobe, shelving, storage cupboards and bedside cabinets. Recessed lighting. Double fin radiator.

ENSUITE

2.18m x 2.28m (7' 2" x 7' 6")

Large shower enclosure with mains fed shower and steam shower. Close coupled WC and wash hand basin with fitted vanity storage. Heated towel rail. Recessed lighting. Tiled flooring and selected wall tiling.

BEDROOM TWO

4.33m x 3.27m (14' 2" x 10' 9")

Front aspect double bedroom. Single panel radiator.

BEDROOM THREE

4.33m x 3.32m (14' 2" x 10' 11")

Rear aspect double bedroom. Wash hand basin with vanity cabinet below. TV and telephone points. Single panel radiator.

BEDROOM FOUR

3.81m x 3.29m (12' 6" x 10' 10")

Front aspect double bedroom. Single panel radiator.

BEDROOM FIVE

3.87m x 3.00m (12' 8" x 9' 10")

Side aspect double bedroom. Single panel radiator.

FAMILY BATHROOM

4.53m x 2.26m (14' 10" x 7' 5")

Fully tiled family bathroom comprising Jacuzzi bath with jets and telephone style mixer tap with shower head attachment. Separate shower enclosure with mains fed shower and pivot door. Close coupled WC and wash hand basin with pedestal. Heated towel rail. Fully tiled walls and flooring. Recessed lighting.

OUTSIDE

FRONT

Tarmac driveway with excellent parking. Front gardens laid in lawn with mature planting. Range of outside lighting. Area laid in decorative stone with paved path to side of property .

REAR

Fully enclosed private rear garden with gated access to either side. Paved patio area. Boundary hedging providing privacy. Range of mature planting. Garden laid in lawn. Outside tap and lighting. Oil tank.

GARDEN ROOM

2.68m x 5.31m (8' 10" x 17' 5")

Timber shed with double doors. Two windows. Power and lighting. Storage shed with access to either side with lighting



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