



JOYCE CLARKE

TAKING YOU HOME

## FOR SALE

5 Nicholson Green

Donaghcloney

BT66 7UY

Bedroom	3
Reception	1
Bathroom	3



Immaculately presented three bedroom semi detached home with large private garden to the rear

Offers in Excess of: £182,500

### Opening Times

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

Viewing strictly by appointment only

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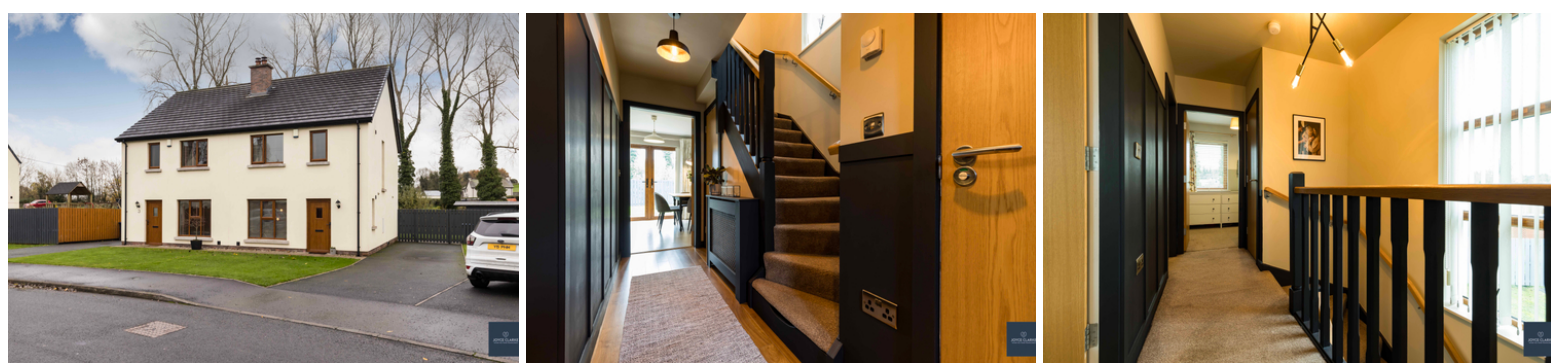




# JOYCE CLARKE

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5 Nicholson Green is going to tick all the boxes for you, offering a well designed floor plan and large private garden to the rear. Step inside and you will immediately notice the beautiful wall panelling to the hallway creating quite the feature. The spacious living room has a multi fuel stove as a focal point, and benefits from a great outlook with no properties facing onto the front. The open plan kitchen dining is a fantastic area with a contemporary kitchen layout to include breakfast bar and an array of integrated appliances. Patio doors lead out onto the garden. A WC completes the ground floor. There are three well proportioned bedrooms upstairs with the master benefitting from an en suite shower room. The family bathroom comprises of a three piece white suite. Outside this home is equally impressive with a super sized garden with complete privacy to the rear. There is a paved patio area for enjoying sunny days. Viewing is by appointment only through the sales team.



- Beautifully presented semi detached home in a sought after location
- Three well appointed bedrooms (master en suite)
- Comfortable living room with multi fuel stove
- Stunning open plan kitchen dining with range of integrated appliances
- Ground floor WC
- Family bathroom with three-piece suite
- Large and private garden to rear with spacious paved patio ideal for entertaining
- Tarmac driveway to side providing ample parking
- Energy efficient home 'B' 82 Rating
- Walking distance to school, shops and transport links



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**ENTRANCE HALL**

uPVC door with glazed panel, leading to hallway. Attractive wall panelling. Thermostat. Storage closet.

**LIVING ROOM**

3.06m x 5.15m (10' 0" x 16' 11")  
Spacious living room with multi fuel stove set upon tiled hearth. Laminate flooring. TV point.

**KITCHEN DINING**

3.44m x 5.21m (11' 3" x 17' 1")  
Range of contemporary high and low level units with breakfast and seating area. Integrated appliances to include Zanussi oven, four ring ceramic ring with stainless steel extractor oven. One and half bowl composite sink and drainer with mixer tap. Fridge freezer and dishwasher. Tiled flooring and splashback. Double panel radiator. French doors to patio. Recessed lighting.

**GROUND FLOOR WC**

0.90m x 1.89m (2' 11" x 6' 2")  
Corner sink with mixer tap. Back to wall dual flush WC. Double panel radiator. Tiled floor and splash back. Window. Extractor.

**FIRST FLOOR LANDING**

Landing with wall panelling. Hotpress. Access to roof space.

**MASTER BEDROOM**

3.88m x 3.07m (12' 9" x 10' 1")  
Front aspect double bedroom. Double panel radiator. Thermostat.





**ENSUITE**

0.92m x 3.06m (3' 0" x 10' 0")

Mains fed shower enclosure. Pedestal style sink with mixer tap. Back to wall dual flush WC. Tiled floor and part tiled walls. Recessed lighting. Extractor.

**BEDROOM TWO**

2.87m x 3.56m (9' 5" x 11' 8")

Rear aspect double bedroom. Double panel radiator.

**BEDROOM THREE**

2.23m x 2.41m (7' 4" x 7' 11")

Rear aspect bedroom. Double panel radiator.

**FAMILY BATHROOM**

Moulded bath with shower attachment and mixer taps. Pedestal style sink with mixer taps. Back to wall dual flush WC. Double panel radiator. Tiled floor, part tiled walls. Recessed lighting. Window. Extractor.

**OUTSIDE**

**FRONT**

Tarmac driveway to side for multiple cars. Grass area to front.

**REAR**

Large fully enclosed garden to the rear laid in lawn. Paved patio and pathway. Provision for light and power to outside office (not included in sale). Oil tank. Water tap. Access gate to front.



We endeavour to make our sales details accurate and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. Artists' impressions are for illustrative purposes only. All details including materials, finishes etc.