



JOYCE CLARKE

TAKING YOU HOME

## FOR SALE

23 Portland Manor

Lurgan

BT67 9NQ

Bedroom	4
Reception	2
Bathroom	2



Impressive four bedroom family home with luxurious finishes throughout the property

Offers in Excess of: £240,000

### 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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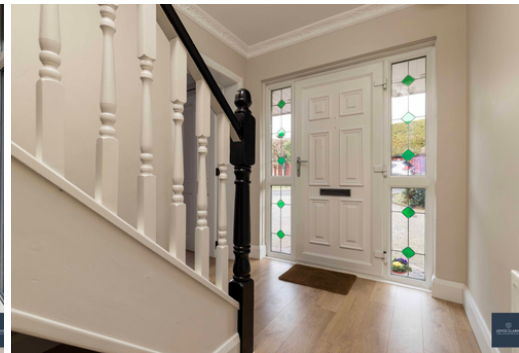




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We simply can't say enough good things about 23 Portland Manor, and are certain that you will love it as much as we do! This immaculately present red brick home is situated in a highly desirable development which is walking distance to schools, shops and Lurgan town centre. It is spacious inside and offers four double bedrooms with the master benefitting from a walk in dressing room and ensuite. The current owners have lovingly updated the property and you cannot fail to be impressed with how well it is finished. The open plan kitchen dining is a beautiful area with an abundance of natural light. There is an excellent range of forest green high and low units to include larder style cupboard finished with quartz work surfaces, and complimented by integrated appliances. The utility room has also been updated with tasteful high and low forest green units. Relax with your family in the large living room with feature media wall complete with intelligent electric fire, and bespoke shelving and storage to each side. There is an addition reception room with bay window ensuring that there is plenty of space for all the family! The family bathroom is quite the show piece, with a modern four piece suite to include free standing bath and rimless shower enclosure. Every detail has been beautifully completed in this home, and we recommend making an early viewing appointment!



- Attractive red brick detached family home in a highly desirable development
- Four double bedrooms
- Beautiful living room with feature media wall and bay window
- Second reception room with bay window
- Bespoke recently fitted kitchen with great range of units complimented by quartz work top & integrated appliances
- Utility room with excellent storage
- Impressive modern bathroom suite with free standing bath
- Fully enclosed private rear garden
- Generous driveway laid in brick paving
- Walking distance to schools, shops & Lurgan town centre



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	65 D
39-54	E		
21-38	F		
1-20	G		



**ENTRANCE HALL**

uPVC door with ornate glazed panels to side. Leading to hallway. Single panel radiator

**LOUNGE**

4.62m x 4.81m (15' 2" x 15' 9") (inc bay)  
Feature media wall with electric fire inset. Bespoke shelving to each side with storage units. Bay window. Laminate flooring. Cornicing. Double panel radiator.

**LIVING ROOM**

3.28m x 4.79m (10' 9" x 15' 9") (inc bay)  
Double panel radiator. Laminate flooring. Cornicing.

**KITCHEN DINING**

3.27m x 6.77m (10' 9" x 22' 3")  
Recently fitted kitchen with excellent range of high and low storage units and larder. Quartz work surfaces and upstand. Belfast style double sink with mixer taps. Integrated appliances to include eye level oven grill, four ring ceramic hob with extractor over, dishwasher. Space for American fridge freezer. Double panel radiator. Tiled floor. Cornicing. Recessed lighting.

**UTILITY ROOM**

1.76m x 3.28m (5' 9" x 10' 9")  
Cleverly designed utility with high and low level storage. Stainless steel sink and drainer with mixer tap. Tiled floor. Stable style door to garden.

**STORE**

1.27m x 3.28m (4' 2" x 10' 9")  
Boiler

**FIRST FLOOR LANDING**

**MASTER BEDROOM**

3.29m x 5.09m (10' 10" x 16' 8")  
Dual aspect suite. Feature wall panelling. Laminate flooring. Double panel radiator. Recessed lighting.





**WALK IN WARDROBE**

1.77m x 2.28m (5' 10" x 7' 6")

Bespoke shelving and rails. Laminate flooring. Single panel radiator.

**ENSUITE**

1.39m x 2.10m (4' 7" x 6' 11")

Corner shower with electric power shower. Sink with mixer tap and vanity. Dual flush WC. Tiled floor. Heated towel rail. Window. Recessed lighting.

**FAMILY BATHROOM**

2.30m x 3.27m (7' 7" x 10' 9")

Stunning modern four piece suite comprising of rimless shower enclosure with electric power shower. Free standing bath with centre mixer tap. Circular basin with vanity unit and quartz worktop. Back to wall dual flush WC. Heated towel rail. Tiled flooring. Recessed lighting.

**BEDROOM TWO**

4.05m x 2.88m (13' 3" x 9' 5")

Front aspect double bedroom. Single panel radiator. Laminate flooring.

**BEDROOM THREE**

3.03m x 3.76m (9' 11" x 12' 4") (MAX)

Front aspect double bedroom. Single panel radiator. Laminate flooring. Recessed lighting.

**BEDROOM FOUR**

3.34m x 3.29m (10' 11" x 10' 10")

Rear aspect double bedroom. Single panel radiator. Laminate flooring.

**OUTSIDE**

**FRONT GARDEN**

Attractive brick paver drive way with ample parking.

**REAR GARDEN**

Fully enclosed low maintenance private rear garden. Outside tap.



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