



**JOYCE CLARKE**

TAKING YOU HOME

## FOR SALE

74 Beechcroft

Dollingstown

BT66 7GL

Bedroom	4
Reception	2
Bathroom	3



Stunning four bedroom detached home with luxury finishes throughout in a highly regarded development

Offers in Excess of : £299,950

Viewing strictly by appointment only

### Opening Times

Monday to Friday 9:00am - 5.30pm

Saturday 10:00am - 12.00pm

Sunday Closed

Open during lunchtime

**028 3833 1111**

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2 West Street, Portadown, BT62 3PD



# JOYCE CLARKE

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Rarely does a property hit the sales market that is finished to such an exacting standard, with every detail in the home carefully considered to ensure the very best in luxurious living. Relax in the comfort of the spacious living room with attractive fireplace complete with multi fuel stove. The beautifully designed kitchen is quite the show piece with an array of high and low level cabinets providing excellent storage, tastefully designed island and open plan living/ dining perfect for socialising. The utility room compliments the kitchen with coordinating units. The ground floor is completed by a WC. Heading onto the first floor you are met with a spacious gallery style landing leading into four generously proportioned bedrooms, master with tastefully presented en-suite. The main bathroom is simply stunning, including a free standing bath and separate shower enclosure. A detached garage offers excellent storage, with the tarmac driveway providing off street parking. The fully enclosed garden is spacious and private with a paved patio area for soaking up the sunshine. This fine home is well positioned within the development overlooking the green area. We expect strong interest in this beautiful property so early viewing is highly recommended!



- Beautiful detached home with luxury finishes throughout
- Four well appointed bedrooms (master en suite)
- Spacious lounge with feature fireplace & multi fuel stove
- Stunning modern kitchen with coordinating island
- Utility room & downstairs WC
- Large and private garden to rear with spacious paved patio ideal for entertaining
- Detached garage and tarmac driveway to side
- Energy efficient "B84" rating with mains gas heating
- Walking distance to town and local public transport links



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### ENTRANCE HALL

Composite entrance door with glazed panel and glazed panels around. Wood effect laminate flooring. Double panel radiator. Alarm panel.

### GROUND FLOOR WC

0.99m x 2.24m (3' 3" x 7' 4")

Back to wall dual flush WC and corner wash hand basin. Double panel radiator. Tiled flooring and splashback. Window providing natural light.

### LIVING ROOM

3.73m x 5.18m (12' 3" x 17' 0") (MAX)

Dual aspect reception room. Feature fireplace with stone surround, granite hearth, stone clad chamber and multi fuel stove. Wood effect laminate flooring. TV point. Dual panel radiator.

### KITCHEN/LIVING/DINING

6.36m x 5.99m (20' 10" x 19' 8") (MAX)

Bright and spacious dual aspect, open plan area. Extensive range of high and low level kitchen cabinets including marble worktops and underfitted composite sink with mixer tap. Excellent range of appliances including electric range cooker with induction hob and extractor canopy above, integrated fridge freezer, additional freezer and dishwasher. Feature island unit with cabinets below and power point. Tiled flooring and splashback. Recessed lighting and feature lighting above island. Double panel radiator. TV point for wall mounted TV and hard wired for internet / data point.

### UTILITY ROOM

1.77m x 1.20m (5' 10" x 3' 11")

Low level unit and larder style unit with gas boiler. Stainless steel sink and drainage unit. Space for washing machine. Tiled flooring and splashback. Double panel radiator. Alarm panel. UPVC door with glazed panel giving access to rear garden. Recessed lighting. Access to cloakroom room. Extractor fan.

### CLOAKROOM

1.77m x 1.20m (5' 10" x 3' 11")

Recessed lighting. Tiled flooring.

### FIRST FLOOR LANDING

Bright gallery landing with double window overlooking green area. Single panel radiator. Recessed lighting. Access to attic via loft ladder with lighting. Storage closet.

### MASTER BEDROOM

3.32m x 3.74m (10' 11" x 12' 3")

Side aspect double bedroom. Recessed lighting. Double panel radiator. Wood effect laminate flooring. TV point for wall mounted TV and hard wired for internet / data point.

### ENSUITE

1.79m x 1.97m (5' 10" x 6' 6")

Tiled shower quadrant with mains fed shower, back to wall dual flush WC and wash hand basin with vanity unit below. Tiled flooring and splashback. Double panel radiator. Window providing natural light. Extractor fan.



### BEDROOM TWO

3.05m x 3.09m (10' 0" x 10' 2") (MAX - EXCLUDING WARDROBES)

Rear aspect bedroom with range of fitted wardrobes including clothes rails and shelving. Recessed lighting. Double panel radiator. Wood effect laminate flooring.

### BEDROOM THREE

3.37m x 2.93m (11' 1" x 9' 7")

Front aspect double bedroom. TV point. Recessed lighting. Wood effect laminate flooring. Double panel radiator.

### BEDROOM FOUR

3.66m x 2.12m (12' 0" x 6' 11")

Side aspect bedroom double panel radiator. TV point and hard wired for internet / data point. Recessed lighting. Double panel radiator. Wood effect laminate flooring.

### FAMILY BATHROOM

3.28m x 2.10m (10' 9" x 6' 11")

Four piece bathroom suite comprising of freestanding bath with centre taps and shower head attachment, back to wall dual flush WC, counter top wash hand basin on wall hung vanity unit and separate shower quadrant with mains fed shower. Fully tiled walls and flooring. Recessed lighting with feature lighting above bath. Double panel radiator.

### OUTSIDE

#### FRONT GARDEN

Front garden laid in lawn. Tarmac driveway to side of property providing parking and pathway leading to front door.

#### REAR GARDEN

Fully enclosed rear garden with gated access to either side. Spacious paved patio benefiting from sun throughout the day. Area laid in lawn with decorative stone border to fence. Outside lighting and tap.

### DETACHED GARAGE

3.05m x 5.34m (10' 0" x 17' 6")

Electric roller garage door with remote controls. UPVC Pedestrian door with glazed panel and UPVC framed window to side. Lighting and power points. Wired for alarm system. Suitable for electric car charger connection.



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