



**JOYCE CLARKE**

TAKING YOU HOME

## FOR SALE

4 Nicholson Green

Donaghcloney

BT66 7UY

Bedroom	4
Reception	1
Bathroom	3



Spacious four bedroom semi detached home in a highly sought after location

Offers in Excess of: £215,000

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





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4 Nicholson Green is sure to impress, with tasteful décor throughout this spacious home and fantastic natural light throughout. Relax in the dual aspect living room with multi fuel stove and stunning bespoke book case. The open plan kitchen dining has a super range of storage cupboards and integrated appliances with double patio doors bringing you to the garden. A utility room and downstairs WC complete the ground floor. As you head upstairs you are met with a large landing leading into four well proportioned bedrooms, the master with en suite. The family bathroom is modern with waterfall dual shower over the bath. This home will also impress on the outside, with a fully enclosed garden to the rear, laid in lawn with a paved patio ideal for entertaining. There is also a tarmac driveway to the side of the house with space for multiple vehicles parking. An added bonus is that school, shops and amenities are all within easy walking distance of this beautiful home. We recommend early viewing as this home will be snapped up!



- Beautifully presented semi detached home in a sought after development
- Four well appointed bedrooms (master en suite)
- Spacious dual aspect living room with stove
- Open plan kitchen dining with French doors onto garden
- Modern family bathroom with three piece suite
- Utility and downstairs WC
- Tarmac drive to side providing ample parking
- Walking distance to school, shops and transport links
- Energy efficient "B84" rating



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

uPVC door with smoked glass panel leading to hallway. Thermosat. Alarm panel. Storage closet. Double panel radiator. Laminate flooring.

## LIVING ROOM

4.19m x 5.61m (13' 9" x 18' 5") (MAX)

Dual aspect reception room. Bespoke book case. Double panel radiator. TV point. Multi fuel stove set upon tiled hearth in recessed chamber. Laminate flooring.

## KITCHEN DINING

3.71m x 5.37m (12' 2" x 17' 7")

Range of high and low cream gloss storage units with wood effect work top. Integrated appliances to include oven, four ring ceramic hob with stainless steel extractor over, fridge freezer. One and a half bowl stainless sink and drainer. Tiled floor and splashback. Double panel radiator. Recessed lighting. French doors to garden.

## UTILITY ROOM

1.18m x 2.77m (3' 10" x 9' 1")

Low level units. Space for washing machine and tumble dryer. Shelving. Window. Tiled floor. Double panel radiator.

## GROUND FLOOR WC

0.87m x 1.86m (2' 10" x 6' 1")

Dual flush WC. Pedestal style sink with mixer tap. Double panel radiator. Tiled floor and splashback. Window.

## FIRST FLOOR LANDING

Access to roof space

## MASTER BEDROOM

3.28m x 3.81m (10' 9" x 12' 6")

Front aspect double bedroom. Double panel radiator.



## ENSUITE

1.01m x 2.50m (3' 4" x 8' 2")

Shower enclosure with mains fed shower. WC. Pedestal style sink with mixer tap. Double panel radiator. Tiled floor, part tiled walls. Window. Extractor.

## BEDROOM TWO

2.77m x 3.53m (9' 1" x 11' 7")

Rear aspect double bedroom. Double panel radiator.

## BEDROOM THREE

3.30m x 3.81m (10' 10" x 12' 6") (MAX)

Rear aspect double bedroom. Double panel radiator.

## BEDROOM FOUR

2.77m x 3.45m (9' 1" x 11' 4")

Front aspect bedroom

## FAMILY BATHROOM

1.95m x 2.68m (6' 5" x 8' 10") (MAX)

Modern three piece suite comprising of bath with waterfall dual shower over. Back to wall dual flush WC. Pedestal style sink with mixer tap. Double panel radiator. Tiled floor and part tiled walls. Recessed lighting. Window. Extractor. Hotpress.

## OUTSIDE

### REAR GARDEN

Fully enclosed rear garden, laid in lawn with mature shrubs. Paved patio area. Garden sheds. Outside tap. Wired for electric car charger. Tarmac driveway.



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