



**JOYCE CLARKE**

TAKING YOU HOME

## FOR SALE

26 Bocombra Hill

Portadown

BT63 5SA

Bedroom	4
Reception	1
Bathroom	3



Impressive four bedroom townhouse with integral garage within walking distance of schools and Portadown town centre

Offers in Excess of: £200,000

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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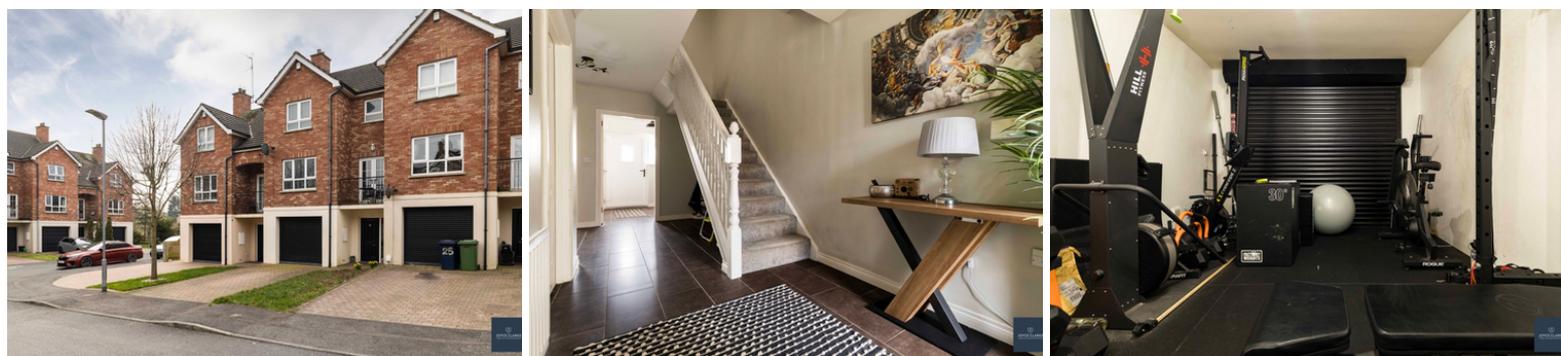




# JOYCE CLARKE

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26 Bocombra Hill is ideally located within walking distance of schools, shops and just a short drive away to the M1 for commuter travel. This beautifully presented mid townhouse was originally constructed by leading builder Sydney Gorman who was renowned for his superior craftsmanship. Offering a total of four bedrooms, there is the option for full ground floor living as there is a bedroom and separate shower room located here. The master bedroom is a generous size and benefits from an en suite shower room. Cook up a storm in the superb open plan kitchen dining area with an excellent range of solid wood units complimented by granite work surfaces and integrated appliances. Relax in the spacious living room with feature fireplace, or cosy up in the snug with patio doors leading out onto the balcony. The family bathroom comprises of a modern three piece suite. An integral garage is a great addition and allows room for your vehicle, home gym or storage. Contact the sales team to arrange your viewing of this spacious property.



- Impressive townhouse built by Sydney Gorman Homes
- Four bedrooms in total (master with ensuite)
- Ground floor bedroom and shower room
- Superbly finished kitchen dining with with integrated appliances and granite work surfaces
- Spacious living room with feature fireplace
- Office/snug with doors leading out to balcony
- Family bathroom
- Integral garage
- Fully enclosed rear garden laid in lawn with paved patio area
- Off street parking via paved driveway to front



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### ENTRANCE HALL

Composite entrance door with glazed panel to side. Tiled flooring. Single panel radiator. Alarm.

### GARAGE

3.22m x 4.94m (10' 7" x 16' 2")

Roller garage door to front. Pedestrian door giving access to entrance hall. Lighting and power points. Oil fired burner. Storage closet with water tank.

### GROUND FLOOR SHOWER ROOM

2.24m x 2.15m (7' 4" x 7' 1") (MAX)

Tiled shower enclosure with mains fed shower. Dual flush WC and wash hand basin with pedestal. Tiled flooring and half tiled walls. Single panel radiator. Extractor fan.

### BEDROOM FOUR/OFFICE

3.39m x 2.43m (11' 1" x 8' 0")

Rear aspect double bedroom. Single panel radiator. TV point.

### UTILITY ROOM

2.05m x 2.40m (6' 9" x 7' 10")

Low level units with additional larder style unit. Stainless steel sink and drainage unit. Space for washing machine and tumble dryer. Tiled flooring and splashback. Single panel radiator. Extractor fan. UPVC door with glazed panel giving access to rear garden

### FIRST FLOOR LANDING

Single panel radiator.

### KITCHEN DINER

5.55m x 4.85m (18' 3" x 15' 11") (MAX)

Excellent range of high and low kitchen cabinets including granite worktops, solid wood doors and larder style units. Range of appliances include electric oven, four ring electric hob with extractor fan with glass canopy above and integrated dishwasher. Underfitted one and half bowl stainless steel sink. Tiled flooring and splashback. Kickboard lighting. Double and single panel radiators. Recessed lighting to kitchen area.

### LIVING ROOM

3.22m x 4.94m (10' 7" x 16' 2")

Front aspect reception room including feature open fireplace with stone surround and granite hearth. TV point for wall mounted TV. Wood effect laminate flooring. Double panel radiator.

### OFFICE/SNUG

2.22m x 4.94m (7' 3" x 16' 2")

Double patio doors leading to balcony. Single panel radiator. Telephone point.



## LANDING

Access to hotpress with single panel radiator. Access to floored attic via loft ladder. Power point.

## MASTER BEDROOM

3.23m x 4.94m (10' 7" x 16' 2")

Front aspect double bedroom. Double panel radiator.

## ENSUITE

2.66m x 1.20m (8' 9" x 3' 11")

Tiled shower enclosure with mains fed shower. Dual flush WC and wash hand basin with pedestal. Single panel radiator. Tiled flooring and half tiled walls. Extractor fan.

## BEDROOM TWO

2.66m x 3.55m (8' 9" x 11' 8")

Rear aspect double bedroom. Single panel radiator. TV point.

## BEDROOM THREE

2.81m x 2.43m (9' 3" x 8' 0")

Rear aspect bedroom. Single panel radiator. TV point.

## FAMILY BATHROOM

2.20m x 2.19m (7' 3" x 7' 2")

Three piece bathroom suite comprising of panel bath, dual flush WC and wash hand basin with pedestal. Single panel radiator. Tiled flooring and half tiled walls. Single panel radiator. Extractor fan.

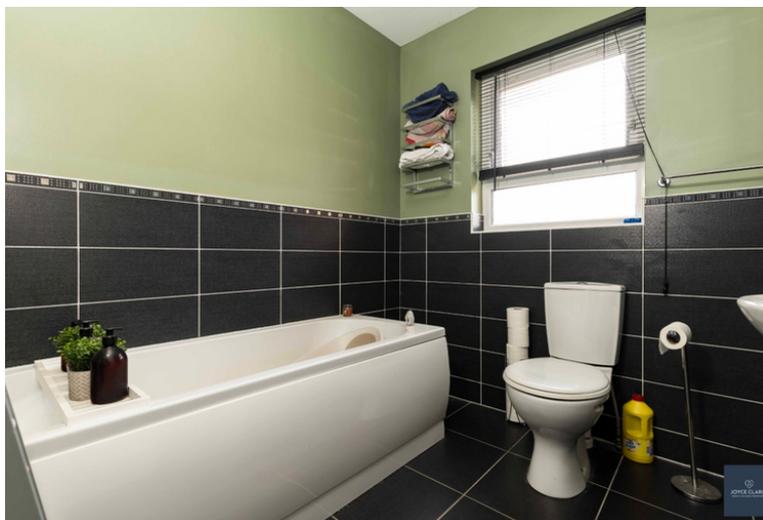
## OUTSIDE

### FRONT GARDEN

Brick paved driveway providing off street parking. Lawn area.

### REAR GARDEN

Fully enclosed rear garden with gated access to rear. Majority of garden laid in lawn. Paved patio area. Oil tank. Outside tap and lighting.



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.