



**JOYCE CLARKE**

TAKING YOU HOME

## FOR SALE

49 Dicksons Wood

Craigavon

BT65 5FA

Bedroom	4
Reception	2
Bathroom	3



Beautiful four bedroom red brick detached family home with large garden within a popular development

Offers in Region of: £255,000

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

TAKING YOU HOME

We are delighted to bring 49 Dicksons Wood to the sales market, and would highly recommend booking your viewing appointment to ensure you don't miss out!. This bright and spacious red brick home has lots to offer you and your family, with four great sized bedrooms <master with en suite shower room and built in robes>.

The kitchen is the heart of every home and this one has stylish navy units with breakfast bar and a range of integrated appliances. It is open plan to the dining, and in turn runs through to the main living area which has a multi fuel stove with feature beam mantle over. A second reception room is located at the front of the home. A utility and WC complete the ground floor. The main family bathroom is a modern white suite and benefits from a separate shower and bath. To the rear there is a large fully enclosed garden mostly laid in lawn, with paved patio area. Parking is via the tarmac driveway to the side. An added bonus is the high energy rating of B82 which helps minimise your bills!



- Beautiful red brick detached family home with large garden
- Four well proportioned bedrooms
- Well laid out kitchen with navy units and breakfast bar open plan to dining and living with feature multi fuel stove
- Second reception room
- Utility and ground floor WC
- Family bathroom with separate shower and bath
- Fully enclosed large garden to rear laid in lawn with paved patio area
- Tarmac driveway to side
- Energy efficient B82 rating



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

## ENTRANCE HALL

Leading to hallway. Tiled flooring. Double panel radiator. Thermostat.

## KITCHEN DINING

6.01m x 3.28m (19' 9" x 10' 9")

Excellent range of high and low navy units with breakfast bar and contrasting work surface. Integrated appliances, dish washer, fridge freezer, oven and ceramic hob with stainless steel extractor. Stainless steel sink and drainer. Open to in dining. Double panel radiator. French doors to patio.



## LOUNGE

3.34m x 4.46m (10' 11" x 14' 8")

Multi fuel stove set in chamber with feature tiling set upon tiled hearth with beam mantel over. Laminate flooring. TV point.



## LIVING ROOM

3.08m x 3.31m (10' 1" x 10' 10")

Front aspect living room with laminate flooring. Double panel radiator.

## UTILITY ROOM

1.76m x 2.19m (5' 9" x 7' 2")

High and low units. Stainless steel and drainer with mixer tap. Space for washing machine and tumble dryer. Part glazed uPVC door to rear.

## GROUND FLOOR WC

1.78m x 2.15m (5' 10" x 7' 1") (MAX)

Back to wall dual flush WC. Pedestal style sink with mixer tap. Tiled floor and part tiled walls. Window. Extractor. Storage unit.



## FIRST FLOOR LANDING

Hotpress. Access to roofspace. Double panel radiator.

## MASTER BEDROOM

3.30m x 3.31m (10' 10" x 10' 10")

Front aspect double bedroom. Built in wardrobe with mirrored sliding doors. Laminate flooring. Thermostat. Double panel radiator.

## BEDROOM TWO

3.95m x 2.82m (13' 0" x 9' 3")

Rear aspect double bedroom. Laminate flooring. Double panel radiators.

## BEDROOM THREE

3.33m x 3.02m (10' 11" x 9' 11")

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

## BEDROOM FOUR

2.30m x 2.70m (7' 7" x 8' 10")

Rear aspect bedroom. Laminate flooring. Double panel radiator.

## FAMILY BATHROOM

2.26m x 2.19m (7' 5" x 7' 2")

Fully tiled modern four piece suite comprising of moulded bath with mixer taps. Shower cubicle with dual waterfall shower head attachments. Floating sink with mixer tap and vanity unit below. Back to wall dual flush WC. Heated towel rail.

