



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

41 Seagoe Road

Portadown

BT63 5HW

Bedroom	3
Reception	2
Bathroom	2



Meticulously well presented three bedroom detached family home with large private gardens to the rear

Offers in Region of: £310,000

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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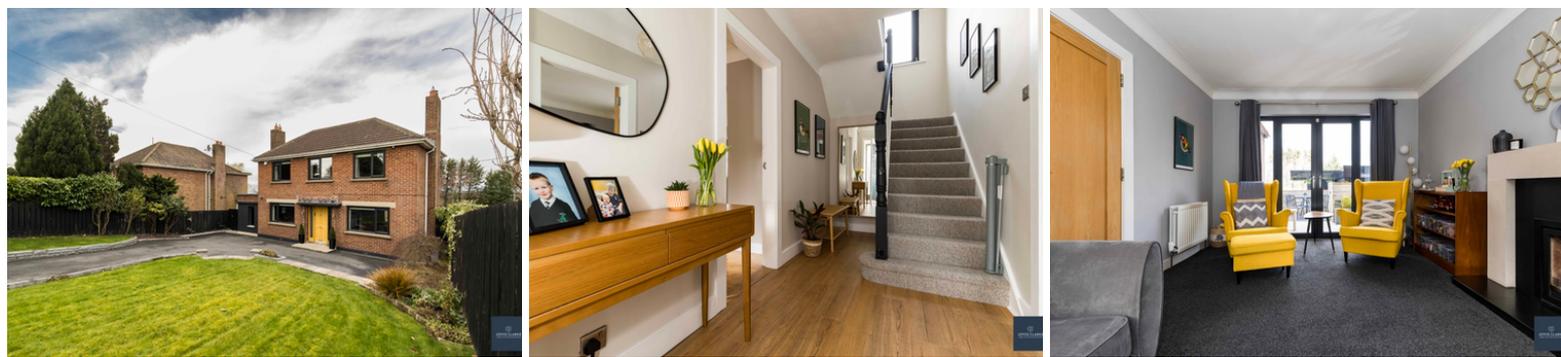




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We have a treat in store for you with this sales property! 41 Seagoe Road is an impressive red brick detached family home, located within walking distance of a number of schools, shops and Portadown town centre. This property has been fully modernised inside and offers the epitome of modern living with a bright and spacious feel throughout and wonderful use of natural lighting as many of the rooms are dual aspect. Step inside to the welcoming hallway and you will find the main reception room to your right hand side. This large dual aspect room has a feature fireplace with cassette style multi fuel stove, and benefits from patio doors leading to patio area. The kitchen dining is also a fantastic size with a great range of sleek modern storage units complete with island and integrated appliances. It is open to the dining which has plenty of room for a sofe making this a very sociable area. A snug is positioned just off the kitchen and has patio doors leading to the decked area. The ground floor is completed by WC and a spacious utility room with range of storage units. On the first floor there are three well proportioned bedrooms, the master once again being a dual aspect room with a wonderful range of bespoke built in furniture. The fully tiled family bathroom comprises of a modern three piece suite. To the rear there is a well planned garden with separate areas for entertaining, childs play, and a large lawn area. A recently added garden room with sliding patio door and clever hidden storage area offers the best space whether you use it for work, rest or play! There is excellent parking to the front for multiple cars.



- Attractive red brick detached family home in a highly desirable location
- Tastefully modernised to an exacting standard inside and out
- Dual aspect kitchen dining with excellent range of sleek modern units and island complimented by integrated appliances
- Three well proportioned bedrooms, master with excellent range of bespoke built in furniture
- Dual aspect living room with cassette style multi fuel stove
- Snug with patio doors onto decking area
- Fully tiled modern family bathroom suite
- Utility and ground floor WC
- Garden room with sliding patio door and hidden store area
- Generous enclosed gardens to the rear with lawn, play area and raised patio



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

ENTRANCE PORCH

Solid wood entrance door. Glazed panel to either side. Wood effect laminate flooring. Glazed door to entrance hall.

ENTRANCE HALL

Double panel radiator. Alarm panel. Wood effect laminate flooring. Staircase leading to first floor.

LIVING ROOM

3.33m x 4.85m (10' 11" x 15' 11")

Bright and spacious dual aspect reception room. Feature fireplace with stone surround and multi fuel cassette stove. Two double panel radiators. Double UPVC framed patio doors leading to patio area.

KITCHEN DINER

3.44m x 8.07m (11' 3" x 26' 6") (MAX)

Dual aspect kitchen diner. Excellent range of high and low level kitchen cabinets with handleless slab doors. Corian worktops and upstands. Central island unit. Range of appliances include double eye level oven, large induction hob with glass canopy extractor above, integrated fridge and dishwasher. Stainless steel underfitted one and half bowl with Insinkerator food waste disposer. Tiled flooring and recessed lighting to kitchen area. Solid wood flooring to dining area. Two double panel radiators.

SNUG

2.59m x 1.80m (8' 6" x 5' 11")

Herringbone style solid wood flooring. Vertical radiator. Recessed lighting. Double UPVC patio doors to balcony area.

UTILITY ROOM

2.55m x 4.98m (8' 4" x 16' 4")

Excellent range of full height, high and low level units. Stainless steel one and bowl sink and drainage unit. Space for washing machine and tumble dryer. Wood effect tiled flooring. Recessed lighting. Double panel radiator.

GROUND FLOOR WC

1.78m x 1.43m (5' 10" x 4' 8")

Dual flush WC and wash hand basin with pedestal. Heated towel rail. Tiled flooring and feature wall tiling. Windows providing natural light. Storage area under stairs.

FIRST FLOOR LANDING

Access to floored attic via loft ladder with lighting and power points. Double panel radiator. Vent Axia PIV unit with heater.

MASTER BEDROOM

3.34m x 4.87m (10' 11" x 16' 0")

Dual aspect double bedroom. Excellent range of fitted bedroom furniture including range of wardrobes with clothes rails and shelving, cupboards, bedside cabinets and dimable lighting. Oversized dressing table. Two double panel radiators. TV point.



BEDROOM TWO

3.00m x 3.64m (9' 10" x 11' 11")

Front aspect double bedroom. Built-in storage closet. Double panel radiator.

BEDROOM THREE

2.29m x 2.72m (7' 6" x 8' 11")

Front aspect bedroom. Wood effect laminate flooring. Double panel radiator.

FAMILY BATHROOM

2.27m x 1.53m (7' 5" x 5' 0")

Fully tiled family bathroom comprising of panel bath with rainfall showerhead and additional showerhead attachment and shower screen above. Dual flush WC and wash hand basin with pedestal. Heated towel rail. Built-in storage closet. Recessed lighting. Extractor fan.

OUTSIDE

FRONT GARDEN

Pillar and gated access with tarmac driveway sweeping to parking area at front of the property. Front gardens laid in lawn with range of mature planting.

REAR GARDEN

Range of outside powerpoints. Outside hot and two cold taps. Paved patio area. Gated access to either side. Oil tank and Block built boiler house with condenser boiler. Range of outside lighting. Steps leading to lower level paved patio area and garden room.

Private lawn area with mature flower bed.

GARDEN ROOM - MAIN AREA

2.61m x 3.18m (8' 7" x 10' 5")

Sliding patio door. Wood effect laminate flooring. Range of power points and wired for CAT6.

GARDEN ROOM - STORE AREA

1.58m x 1.97m (5' 2" x 6' 6")

Lighting and heating.

ADDITIONAL INFORMATION

Acoustic double glazed windows

Pressurised water system

Oil fired condenser boiler

