



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

263a Markethill Road

Portadown

BT62 3SN

Bedroom	4
Reception	2
Bathroom	4



Picture perfect four bedroom detached family home set in the most beautiful grounds extending to C1.1 acres

Offers in Region of: £375,000

Viewing strictly by appointment only

Opening Times

Monday to Friday 9:00am - 5.30pm

Saturday 10:00am - 12.00pm

Sunday Closed

Open during lunchtime

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2 West Street, Portadown, BT62 3PD



JOYCE CLARKE

TAKING YOU HOME

We can't say enough good things about 263a Markethill Road, it is simply perfect! Ideally located within a short drive from Portadown, Markethill and Richhill, this family home has been meticulously well cared for inside and out. It offers a great layout for you to enjoy comprising of dual aspect living room, open plan kitchen dining leading to a snug, large double bedroom, shower room, utility and WC all on the ground floor. The kitchen dining is the heart of this home, and has been well planned to offer excellent high and low level storage with solid wood doors, complimented by a breakfast bar, and to include a beautiful electric AGA. This dual aspect room has plenty of room to entertain with a dining area and open to snug with stove. There is the a fantastic double bedroom on the ground floor with views of the garden, and built in wardrobes in addition to a shower room next door making this an option for those who are seeking full ground floor living. Upstairs there are three further double bedrooms to include the master which features its own bathroom and walk in dressing room. An integral clear span double garage completes this property. This home is equally as impressive on the outside with picturesque gardens, and pond creating quite the feature. There is an extensive patio for enjoying the sunshine, and a summer house for cooler days. There is parking aplenty with a fantastic sized plot, the entire holding extends to C1.1 acres.



- Tastefully designed family home finished to an exacting standard inside and out
- Four double bedrooms (master bedroom with en suite and dressing room)
- Dual aspect living room with multi fuel stove
- Stunning dual aspect kitchen dining open plan to snug with stove
- Well planned kitchen with branded integrated appliances to include AGA and breakfast bar
- Flexible accommodation with bedroom and bathroom on ground floor
- Utility and ground floor WC
- Beautiful landscaped grounds to include pond with island
- Solar panels (owned outright)
- Within easy reach of Portadown, Markethill & Richhill



Energy Efficiency Rating		Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	13-38	57	69
G	1-12		

Awaiting EPC

ENTRANCE HALL

UPVC entrance door with glazed panels to either side. Single panel radiator. Cloakroom under stairs with lighting. Wood effect Amtico flooring. Mahogany staircase leading to first floor. Access to hotpress with light and shelving.

LOUNGE

5.88m x 3.98m (19' 3" x 13' 1")

Dual aspect reception room with feature fireplace consisting of multi fuel stove, stone surround and slate tiled hearth. Two double panel radiators.

KITCHEN DINER

3.65m x 7.76m (12' 0" x 25' 6")

Dual aspect kitchen diner with UPVC patio doors leading to rear garden. Excellent range of high and low level kitchen cabinets with solid wood doors. Brick kitchen peninsula with seating area. Granite worktops. Double Belfast sink with Quooker tap. Integrated oven. Space for American style fridge freezer. Electric Aga with double three oven. Stone tiled flooring. Recessed lighting to kitchen area with light pendant over dining area. Open plan to living area. Single panel radiator.

LIVING ROOM

3.08m x 3.49m (10' 1" x 11' 5")

Open plan from kitchen diner. Feature brick fireplace with wood mantel above and oil fired stove. Stone tiled flooring. TV point.

REAR HALL

Stone tiled flooring.

UTILITY ROOM

2.08m x 2.95m (6' 10" x 9' 8")

Range of high and low level units. Stainless steel sink and drainage unit. Space for washing machine and tumble dryer. Single panel radiator. Composite door giving access to rear garden. Vinyl flooring. Extractor fan.

GROUND FLOOR WC

0.88m x 2.95m (2' 11" x 9' 8")

Close coupled WC and wash hand basin with tiled splashback. Vinyl flooring.

INTEGRAL GARAGE

5.60m x 7.66m (18' 4" x 25' 2")

Large dual aspect garage. Pedestrian door access from rear hall. Up and over garage door. Oil fired burner. Lighting and power points. Double panel radiator.

GROUND FLOOR BEDROOM

4.47m x 3.67m (14' 8" x 12' 0")

Rear aspect double bedroom. Fitted double door slide wardrobe with mirrored doors and range of clothes rails and shelving

FAMILY BATHROOM

2.64m x 2.55m (8' 8" x 8' 4")

Large wall-in shower enclosure with wall panels and mains fed shower. Back to wall dual flush WC and wall hung oversized wash hand basin with vanity unit below. Tiled splashback. Tile effect Amtico flooring. Fitted bathroom cabinet. Sensor activated recessed lighting. Vertical radiator. Extractor fan.

FIRST FLOOR LANDING

Windows to front and rear creating bright and spacious area. Access to two storage closets with light and attic. Access to storage in eaves. Range of power points. Single panel radiator.



MASTER BEDROOM

5.59m x 5.03m (18' 4" x 16' 6") (MAX)

Rear aspect double bedroom. Two double panel radiators. TV point. Walk-in wardrobe with lighting. Built-in storage cupboard and access to additional storage in eaves. Solid wood flooring.

ENSUITE

Four piece bathroom suite comprising of corner Jacuzzi bath, dual flush WC, wash hand basin with vanity unit below and separate shower pod with integrated light and extractor fan. Tiled flooring and half tiled walls. Recessed lighting. Column radiator with heated towel rail.

BEDROOM THREE

4.39m x 3.67m (14' 5" x 12' 0")

Side aspect double bedroom. Fitted double door slide wardrobe with mirrored doors and range of clothes rails and shelving. Access to additional storage in eaves. Single panel radiator.

BEDROOM FOUR

3.65m x 3.02m (12' 0" x 9' 11")

Front aspect double bedroom. Built-in storage closet with clothes rails and shelving. Access to additional storage in eaves. Single panel radiator. Solid wood flooring. Telephone point.

SHOWER ROOM

2.06m x 2.24m (6' 9" x 7' 4")

Fully tiled shower room with shower quadrant. Wash hand basin with pedestal, fitted bathroom unit with hidden cistern for dual-flush WC and storage cupboards and drawers. Recessed lighting. Extractor fan. Heated towel rail.

OUTSIDE

FRONT GARDEN

Decorative stone driveway leading to front of property. Mature beds with range of planting with miniature wall boundary. Lawn area.

REAR GARDEN

Beautiful private and spacious south facing rear gardens . Paved patio area. Summerhouse (2.98m x 3.59m). Range of outside lighting. Outside tap. Spacious concrete parking area. Area laid in lawn. Forest area. Pond 90' x 40' with island. Greenhouse on concrete base. Oil tank

