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**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**17 KNOCKNASHANE MEADOWS**  
**LURGAN**  
**BT66 7GA**



**Three bedroom detached home**  
**OFFERS AROUND £204,950**  
Viewing strictly by appointment only



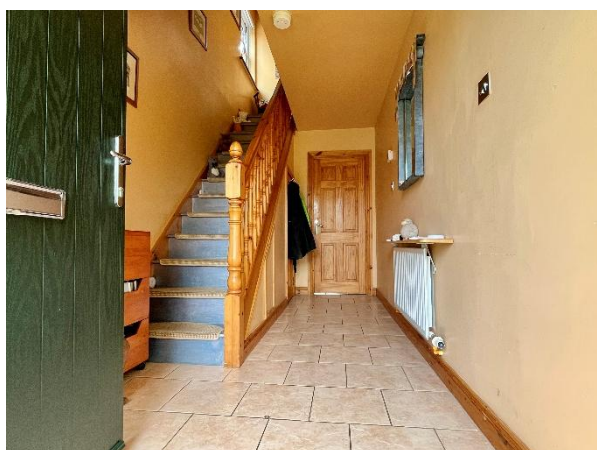


Nestled in a quiet cul de sac, number 17 is an exquisite detached home benefiting from a corner site position in Knocknashane Meadows, Lurgan. Ideally located off Bowens Lane, this magnificent detached home with its bright and spacious interior is sure to impress offering a convenient location close to schools, shops and all local amenities and benefitting those who commute with motorway and transport links nearby. Internally this impressive property comprises hallway, front aspect living room with open fire in feature fireplace, spacious kitchen/dining area with integrated appliances and gas stove, sunroom boasting beautiful views of surrounding area and ground floor wc. Three well proportioned bedrooms and impressive four piece family bathroom complete the first floor. Externally the property boasts fully enclosed private rear garden laid in lawn with decking and bedding areas, surrounded by timber fencing, hedging and mature trees. Generous wooden shed approx. 16 ft x 12 ft providing ample storage. Front garden laid in lawn with shrubs and bedding areas including apple, plum and pear trees. Spacious tarmac driveway providing ample parking for numerous vehicles. This stunning home will appeal to a wide range of purchasers and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this home has to offer.

## ACCOMMODATION

### HALLWAY:

Green composite entrance door with glazed side panels and decorative glazed panel leading to hallway, single panel radiator and tile flooring. Ground floor wc off.



### LIVING ROOM:

14' 5" x 12' 3" (4.42m x 3.75m)

Front aspect bright and spacious open plan living room, open fire in feature fireplace, vertical radiator, recessed downlighting and tile flooring.



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**GROUND FLOOR WC:**

4' 3" x 2' 3" (1.31m x 0.31m)

Two piece white suite comprising corner wash hand basin embedded in floor standing vanity unit and wc. Tiled walls and flooring.

**KITCHEN/DINING AREA:**

19' 2" x 13' 6" (5.85m x 4.15m)

Spacious open plan kitchen/dining area with an excellent range of high and low level cupboards and drawers, 1.5 sink bowls and Hi Macs seamless worktop. Integrated oven and induction hob with Bergstrom hanging extractor fan above. Hotpoint integrated coffee machine and Whirlpool Ixelim built in combi microwave. Integrated fridge/freezer, Beko washing machine and dishwasher. Gas stove, vertical radiator, pop up sockets, recess downlighting and tile flooring. Space for table and chairs. Patio doors to sunroom and part glazed composite door to side of property.







### **SUNROOM:**

12' 4" x 12' 0" (3.78m x 3.66m)

Bright and spacious sunroom with multi fuel stove and beautiful views of surrounding area, vertical radiator, recessed downlighting and tile flooring. Patio doors to kitchen/dining area and rear garden.



### **LANDING:**

Pine spindle staircase with carpet stair treads leading to landing, enclosed storage cupboard, access to roof space and wooden flooring.





### **BEDROOM 1:**

13' 7" x 9' 8" (4.18m x 2.99m)

Rear aspect double bedroom with built in mirrored sliderobes, single panel radiator, recessed downlighting, roller blind and wooden flooring.



### **BEDROOM (2):**

14' 5" x 9' 7" (4.42m x 2.99m)

Front aspect double bedroom with built in wardrobes, single panel radiator, roller blind and wooden flooring.







### **BEDROOM (3):**

10' 7" x 9' 2" (3.26m x 2.80m)

Front aspect single bedroom, enclosed storage cupboard, single panel radiator, roller blind and wooden flooring.

### **BATHROOM:**

10' 0" x 7' 0" (3.04m x 2.13m)

Four piece white suite comprising freestanding bath with shower mixer tap, corner shower with mains fitted Pharo shower and body jets and glazed sliding panels. Wash hand basin embedded in floor standing vanity unit and wc. Vertical radiator, recessed downlighting, roller blind and tiled walls and flooring.



### **OUTSIDE:**

Front garden laid in lawn with shrubs, trees and bedding areas with two apple trees, plum tree and pear tree. Fully enclosed private rear garden laid in lawn with decking and bedding areas surrounded by timber fencing, trees and hedging. Beautiful views of surrounding area and water tap. Spacious tarmac driveway providing ample off street parking. Generous wooden shed approx. 16' x 12' with power and outdoor sockets.







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

EPC Certificate Number: 5835-4623-8500-0969-2292

#### SPECIAL FEATURES:

- Exquisite three bedroom detached home approx. 1455 sq. ft.
- Spacious corner site
- Front aspect living room with open fire in feature fireplace
- Generous open plan kitchen/dining area with integrated appliances and gas stove
- Ground floor wc
- Sunroom with multi fuel stove and beautiful views of surrounding area
- Three well appointed bedrooms
- Four piece family bathroom
- Fully enclosed private rear garden laid in lawn
- Decking area for table and chairs
- Wooden shed approx. 16' x 12'
- Composite front and side doors
- Triple glazing to front and rear of property
- Sun room double glazed
- Combi boiler, oil fired central heating
- Situated off Bowens Lane, close to schools shops and all local amenities
- Spacious tarmac driveway providing ample off street parking
- Situated in popular location
- Benefitting those who commute with motorway and transport links near by
- Rates: £1267.08
- EPC: C

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