



22 Nicholson Green  
Donaghcloney  
Craigavon  
BT66 7UY

OFFERS over: - £177,500

Viewing Strictly by appointment.  
028 9268 3762

## 22 NICHOLSON GREEN DONAGHCLONEY, BT66 7UY

Constructed c.2017 this attractive semi-detached home, boasts a superb energy efficient EPC rating of B84, with exceptional presentation throughout, delivering on, adaptable accommodation, superior finish, and easily maintained gardens.

Situated within this popular development in the heart of Donaghcloney, appealing to many young families and professional couples looking for a community centric, village atmosphere in a beautiful rural setting, yet within easy commuting via the A1 and M1.

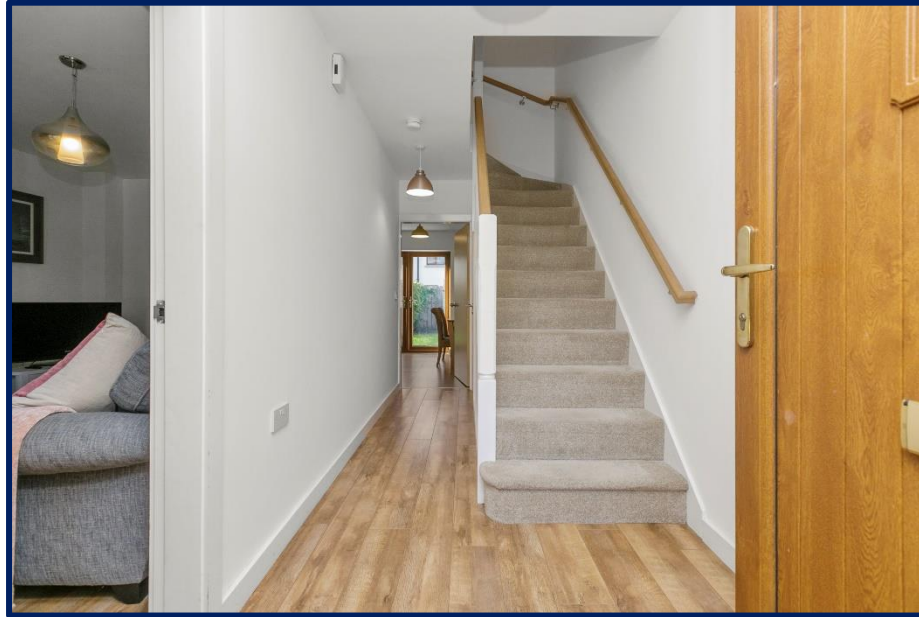
This contemporary and stylish property offers, a bright reception room with feature, multi-fuel burning stove, a spacious kitchen/dining room and downstairs W.C. on the ground floor, and three bedrooms, principle with ensuite shower room and family bathroom, on the first floor.

Externally, it boasts a fully enclosed rear garden with southerly aspect, and parking to the front with space for two cars.

Donaghcloney village benefits from a range of local amenities including a family-run butchers, post office, grocery store, doctor's surgery, and primary school. Surrounded by beautiful countryside, and set along the banks of the river Lagan, between Lurgan and Dromore, this tranquil and picturesque location is steeped in history including, Donaghcloney cricket club, which was founded in the 1800s and has seen many generations of active members.

We would recommend viewing at your earliest convenience to avoid disappointment.





### **Accommodation**

#### **Ground Floor: -**

Composite front door.

#### **Entrance Hallway: -**

Engineered wood flooring.  
Double panel radiator.

#### **Downstairs W.C.**

Low flush W.C. wash hand basin, extractor fan, double panel radiator, ceramic tiled floor and tiled splashback.

## FEATURES

- Attractive semi-detached house constructed c.2017 and boasting a superb energy efficiency rating of B84.
- Located in the exceptionally popular Nicholson Green development, in the heart of Donaghcloney village.
- Contemporary and stylish interiors, well-presented throughout to include: -
- Bright lounge with feature picture window and multi-fuel burning stove.
- Luxury high gloss kitchen with integrated, hob, oven, extractor hood, fridge/freezer and dishwasher.
- Contemporary bathroom plus downstairs W.C.
- Three bedrooms, one with built in mirror robes.
- Principal bedroom with ensuite shower room.
- uPVC double glazing.
- Oil fired central heating.
- Security alarm system.
- Easily maintained gardens with southerly aspect to rear.
- Open aspect to front with parking for 2 cars.
- Unique community centric village atmosphere with an abundance of local amenities right on the doorstep, including shops, a doctor's surgery, churches, and a primary school.
- Within walking distance of sporting and leisure facilities, including the historic Donaghcloney Cricket Club.
- Rural setting along the banks of the River Lagan equidistant between Lurgan, Moira and Dromore and only 20 mins drive to Hillsborough.
- Prime location for commuting, within easy reach of both the A1 & M1 and connecting networks.
- Ideal for first-time buyers or Investors.







**Lounge:- 16'0" x 10'10"**

Engineered wood flooring. Multi-fuel burning stove. Picture window.  
Double panel radiator. TV point.

## Luxury Kitchen/ Dining Room 17'2" x 11'9"

Excellent selection of high and low level gloss units with integrated, electric oven, hob, fridge-freezer and dishwasher. Stainless steel extractor hood and fan. Plumbed for washing machine. Stainless steel sink with single drainer and mixer taps. Ceramic tiled floor.

Double French doors to rear garden. Space for dining table and chairs. Built in storage cupboard.









### **First Floor: -**

#### **Landing: -**

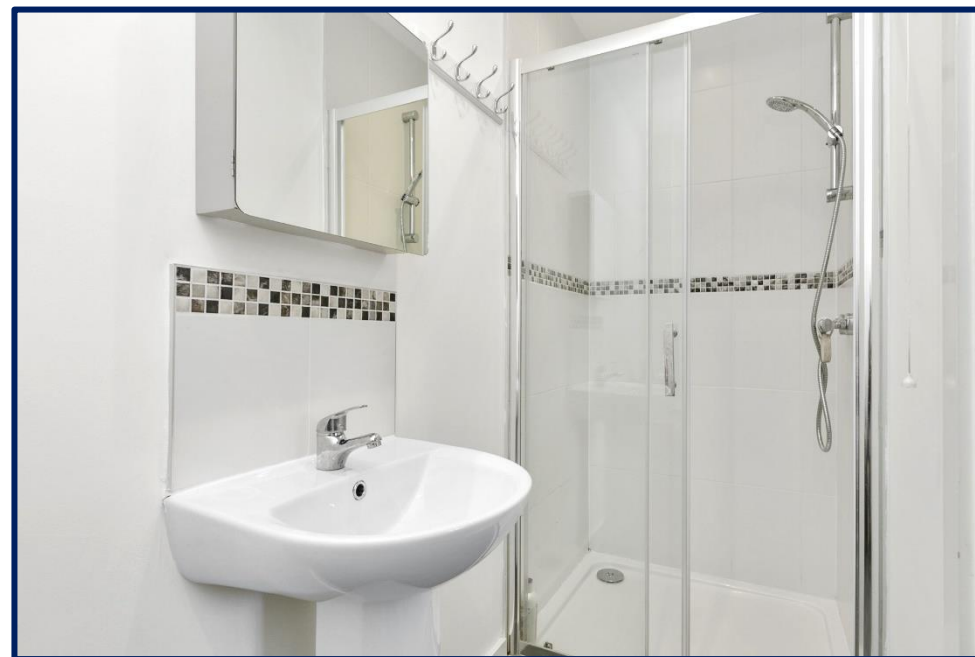
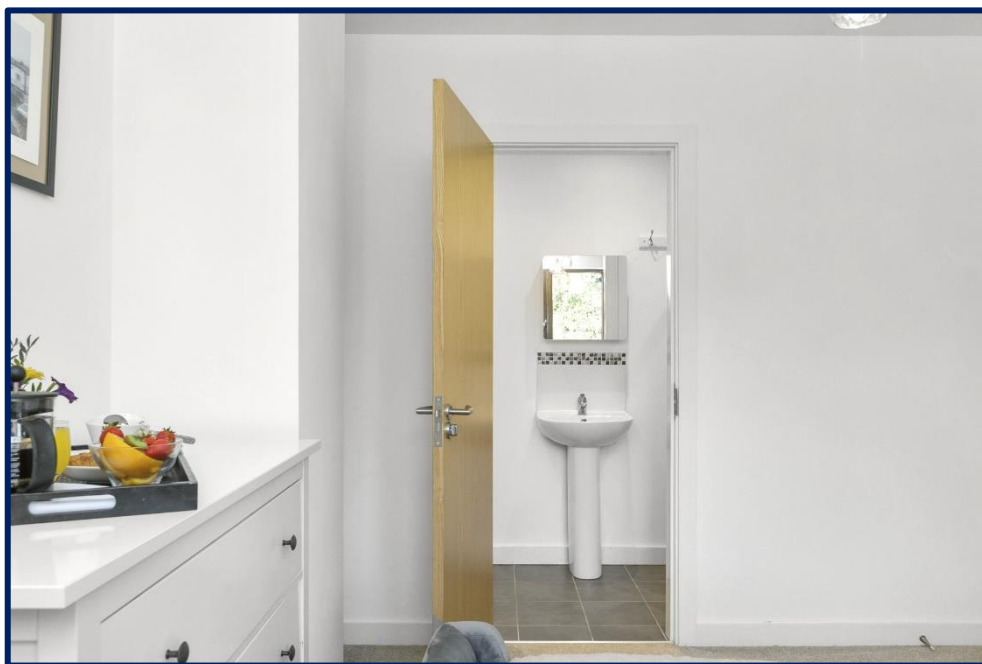
Hotpress with hot water storage tank and immersion heater. Access to roof void.

#### **Principle Bedroom:- 12'2" x 10'2"**

Double panel radiator. Front aspect.

#### **En-Suite shower room:-**

Low flush W.C. Wash hand basin with tiled splashback. Fully tiled enclosed shower cubicle with thermostatically controlled power shower. Tiled floor. Extractor fan. Double panel radiator.









**Bedroom (2) 11'3" x 10'1"**  
Double panel radiator. Rear aspect.

**Bedroom (3) 11'0" x 6'8"**  
Built-in mirror sliding robes. Double panel radiator. Rear aspect.



**Principle Bathroom:- 7'0" x 6'8"**

Panelled bath with hand-held shower attachment and mixer taps. Tiled splashback Low flush W.C. Pedestal wash hand basin with tiled splashback. Extractor fan. Tiled floor. Recessed spotlights.







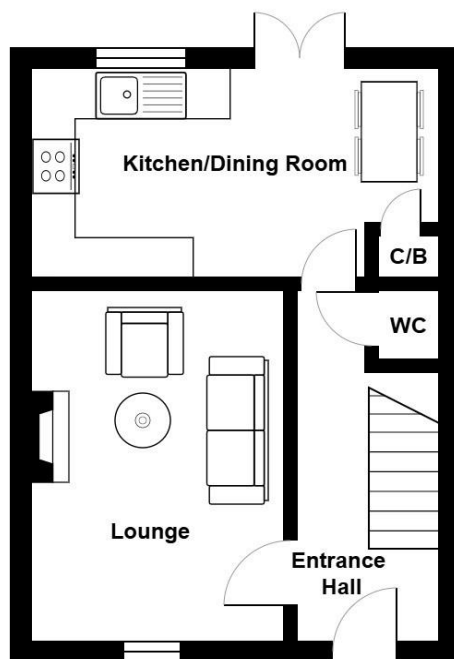
## **OUTSIDE:-**

**Rear:- Southerly aspect.**

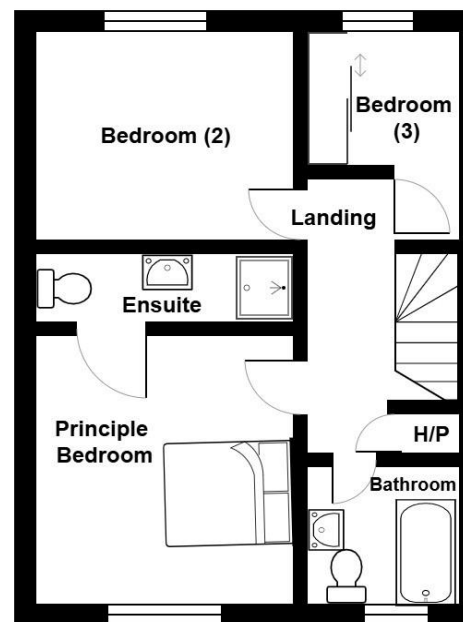
Fully enclosed rear garden, laid in lawns with paved patio area. Oil fired boiler and uPVC oil tank. Boundary fence and gate to shared bin access.



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Ground Floor



First Floor

Floor plans are for illustrative purposes only and are not to scale.





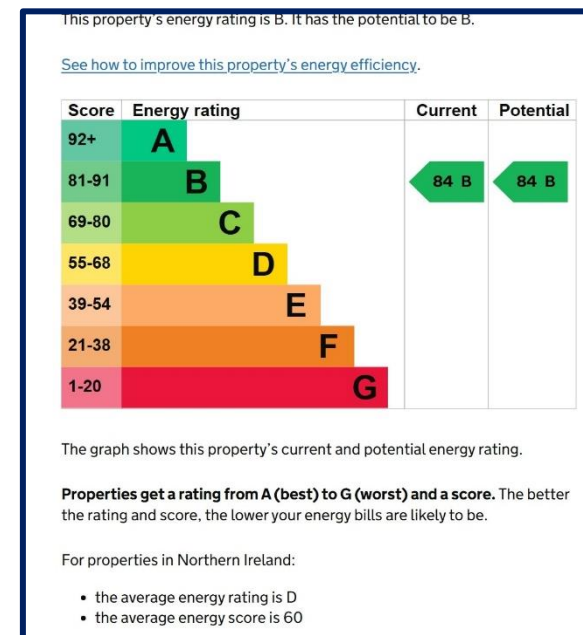
### **Viewing:-**

This superb property will have wide appeal, please book your viewing at your earliest convenience to avoid disappointment. Viewings are strictly by appointment and highly recommended to appreciate every aspect of this fine residence.

**Rates 2024/25 – 1061.45**

**Tenure – Assumed Freehold.**

**EPC – B84**



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These particulars do not represent any part of an offer or contract and none of the statements contained should be relied upon as fact. Please note we have not tested any systems in this property, and we recommend the purchaser checks all systems are working prior to completion. All measurements are taken to the nearest 3 inches. Floor plans are for illustrative purposes only and not to scale.

**PRS** Property  
Redress  
Scheme