



**JOYCE CLARKE**

TAKING YOU HOME

## FOR SALE

24 The Spires

Portadown

BT62 1FB

|           |   |
|-----------|---|
| Bedroom   | 3 |
| Reception | 1 |
| Bathroom  | 3 |



Immaculately presented three bedroom semi detached home with modular garage in a highly sought after development

Offers in Region of: £219,000

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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[sales@joyceclarke.team](mailto:sales@joyceclarke.team)

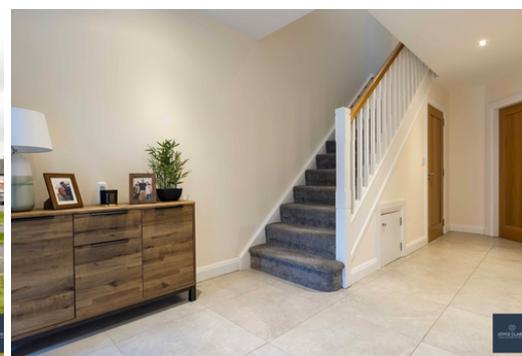
2 West Street, Portadown, BT62 3PD



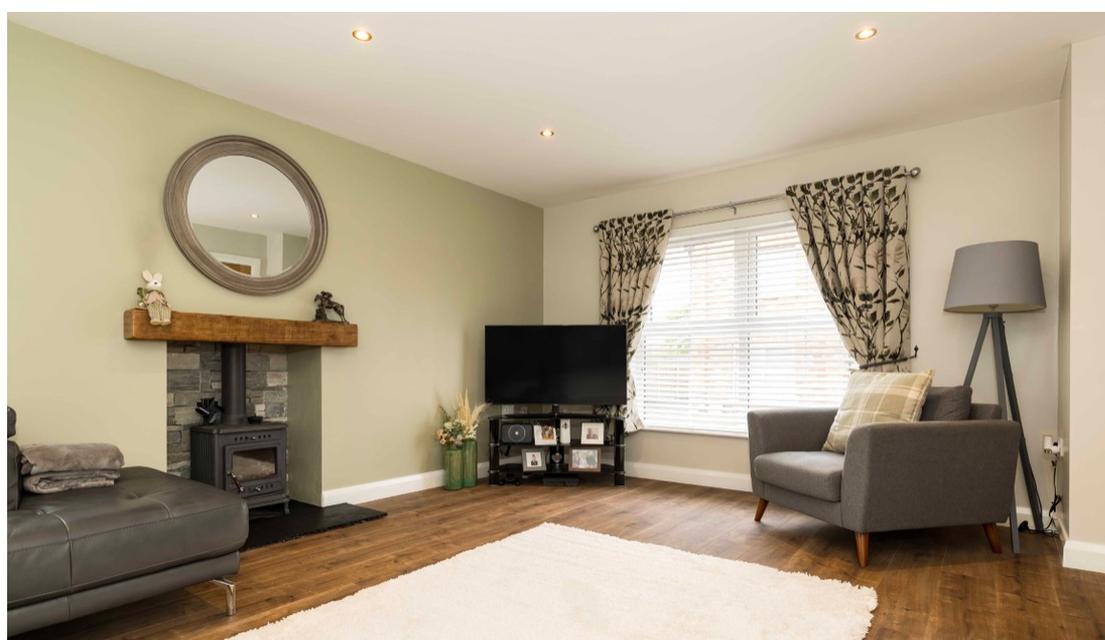
# JOYCE CLARKE

TAKING YOU HOME

24 The Spires is sure to tick all the boxes for you! This immaculately presented semi detached home is set within this highly sought after development constructed by award winning builder Arona Development. Number 24 offers a bright and spacious dual aspect living room with multi fuel stove, open plan kitchen dining with excellent storage and a range of integrated appliances, utility and WC on the ground floor. Upstairs there are three well proportioned bedrooms <master with en suite>, and family bathroom with separate shower and free standing bath. Relax in the sunshine on your patio to the rear in the fully enclosed garden. This home also has a insulated modular shed with power and late. Parking is via the tarmac driveway to the side. We can't tell you enough good things about this property, you'll have to arrange a viewing to see how good it is for yourself!



- Immaculately presented semi detached home in a sought after development
- Three well proportioned bedrooms
- Dual aspect living room with multi fuel stove
- Open plan kitchen dining with excellent range of storage units and integrated appliances
- Utility room and downstairs WC
- Modern family bathroom with free standing bath
- Energy efficient B83 rating
- Fully enclosed rear garden laid in lawn with paved patio
- Insulated modular garage <6m x 4.9m>
- Excellent driveway to side laid in tarmac



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 83 B    | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### ENTRANCE HALL

Composite entrance door with glazed panels to either side. Tiled flooring. Double panel radiator. Storage cupboard under stairs. Alarm panel. Staircase leading to first floor.

### LIVING ROOM

3.98m x 5.34m (13' 1" x 17' 6")

Spacious dual aspect reception room including feature fireplace with multi fuel stove, slate hearth, stone clad back chamber and wood beam mantle. Double panel radiator. Wood effect laminate flooring. Recessed lighting.



### GROUND FLOOR WC

0.86m x 2.06m (2' 10" x 6' 9")

Dual flush WC and wash hand basin with vanity unit below. Tiled flooring and splashback. Extractor fan.

### KITCHEN DINER

4.83m x 3.96m (15' 10" x 13' 0") (MAX)

Excellent range of high and low level kitchen cabinets including larder style unit. Range of appliances include electric oven, four ring gas hob with stainless steel extractor canopy above, integrated dishwasher and fridge freezer. Stainless steel one and half bowl sink and drainage unit. Tiled flooring and splashback. Recessed lighting. Double panel radiator.



### UTILITY ROOM

1.89m x 2.37m (6' 2" x 7' 9")

Range of high and low level units including larder style unit. Space for washing machine and tumble dryer. Gas boiler. Single panel radiator. Extractor fan. Tiled flooring and splashback.

### FIRST FLOOR LANDING

Storage closet/ hotpress. Single panel radiator. Power point. Access to attic via loft ladder.

### MASTER BEDROOM

4.00m x 4.47m (13' 1" x 14' 8") (MAX)

Front aspect double bedroom. Wood effect laminate flooring. Telephone point. Double panel radiator.

### ENSUITE

3.08m x 1.2m (10' 1" x 3' 11")

Tiled shower enclosure with mains fed shower and additional rainfall showerhead. Floating wash hand basin with vanity unit below. Back to wall dual flush WC. Heated towel rail. Extractor fan. Window providing natural light.



## BEDROOM TWO

3.57m x 3.5m (11' 9" x 11' 6")

Rear aspect double bedroom. Wood effect laminate flooring. Double panel radiator.

## BEDROOM THREE

2.83m x 2.58m (9' 3" x 8' 6")

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

## FAMILY BATHROOM

2.70m x 2.28m (8' 10" x 7' 6")

Four piece bathroom suite comprising of freestanding bath with centre taps, back to wall dual flush WC, floating wash hand basin with vanity unit below and separate shower quadrant with mains fed shower. Heated towel rail. Tiled flooring and splashback. Extractor fan.

## OUTSIDE

### FRONT GARDEN

Front garden laid in lawn. Paved pathway leading to front door. Tarmac driveway to side.

### REAR GARDEN

Fully enclosed rear garden with gated access to driveway. Paved pathway and patio area. Hot and cold water taps. Outside power point and lighting. Concrete area ideal for dog pen with canopy above including lighting and drainage.

### MODULAR SHED - MAIN AREA

3.98m x 4.90m (13' 1" x 16' 1")

Main area - Roller garage door. Extensive range of power points including certified power point for welder. Cat 5. Lighting. Pedestrian door to additional area.

### MODULAR SHED - ADDITIONAL AREA

1.8m x 4.9m (5' 11" x 16' 1")

UPVC entrance door with glazed panel giving access to garden. Window to front. Two kennel door openings to allow kennels to be adjoining. Pedestrian door to main area. Stainless steel sink and drainage unit. Range of power points. Integrated drainage.



We endeavour to make our sales details accurate and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. Artists' impressions are for illustrative purposes only. All details including materials, finishes etc.