



JOYCE CLARKE

TAKING YOU HOME

## FOR SALE

40 The Hawthorns  
Portadown  
BT63 5TX

Bedroom	4
Reception	3
Bathroom	2



Beautifully presented four bedroom detached bungalow in a sought after location

Offers in Region of: £245,000

### Opening Times

Monday to Friday 9:00am - 5.30pm  
Saturday 10:00am - 12.00pm  
Sunday Closed  
Open during lunchtime

Viewing strictly by appointment only

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# JOYCE CLARKE

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The Hawthorns is one of the most sought after addresses in the Portadown area, and is ideally located within easy reach of schools, shops, Hospital and road networks. Number 40 is an immaculately presented detached family home offering bright and spacious internal accommodation comprising of a large living room with feature fireplace, open plan kitchen dining with modern cream units and breakfast bar, open to living area with multi fuel stove. This property also has a sunroom leading onto the paved patio. There are four generous bedrooms, master with en-suite and built in wardrobes, and family bathroom. This home benefits from a generous site, with parking at the front of the property on the tarmac driveway. The fully enclosed garden to the rear is also a great size, and offers a raised entertaining area that is paved, and access gate to the front.

Early viewing is highly recommended.



- Detached bungalow in a quiet and highly convenient location
- Four double bedrooms
- Excellent open plan kitchen dining living area with multi fuel stove
- Spacious living room with feature fireplace
- Conservatory with door leading to garden
- Family bathroom with P shaped bath with shower over
- Utility room
- Fully enclosed private rear garden with raised patio area
- Tarmac driveway to front



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## ENTRANCE

Hardwood entrance door with glazed panels leading to hallway.

Wooden floor. Hall closet. Hotpress

## LIVING ROOM

3.66m x 6.42m (12' 0" x 21' 1")

Feature fireplace with marble hearth and gas fire insert. Double panel radiator x 2. Doorway to kitchen.

## KITCHEN DINING LIVING

4.66m x 6.06m (15' 3" x 19' 11")

Modern kitchen with high and low cream units and co-ordinating wood effect counter top. Breakfast bar with floating units above. FRANKE composite sink and drainer with mixer tap. BOSCH dishwasher. Space for range style cooker. Stainless steel and glass extractor over. Tiled floor and splashback. Part glazed door to side. Open to dining and living. Wood floor. Multi fuel stove with brick and tiled on raised hearth.

Access to roofspace.

## SUNROOM

3.69m x 3.26m (12' 1" x 10' 8")

Tiled floor. Double panel radiator. UPVC door to garden. Sliding door leading to kitchen dining.

## UTILITY

2.40m x 1.80m (7' 10" x 5' 11")

High and low storage units. Stainless steel sink and drainer. Space for washing machine, Tumble dryer and fridge freezer. Tiled floor. Part tiled walls. Gas boiler. Part glazed door to side.





**BEDROOM FOUR /OFFICE**

2.95m x 3.65m (9' 8" x 12' 0")

Double panel radiator. Recessed lighting.

**MASTER BEDROOM**

4.78m x 3.23m (15' 8" x 10' 7")

Front aspect double bedroom. Wooden flooring.  
Single panel radiator. Built in wardrobes.

**EN-SUITE**

1.52m x 1.97m (5' 0" x 6' 6")

Corner shower, sink with mixer tap and vanity unit.  
Dual flush WC. Tiled floor. UPVC panels to walls.  
Heated towel radiator. Window. Extractor.

**BEDROOM TWO**

2.48m x 3.00m (8' 2" x 9' 10")

Rear aspect double bedroom. Wooden flooring.  
Built in wardrobes.

**BEDROOM THREE**

2.97m x 3.59m (9' 9" x 11' 9")

Rear aspect double bedroom. Built in wardrobes.  
Wooden floor. Single panel radiator.

**BATHROOM**

2.28m x 1.98m (7' 6" x 6' 6")

Fully tiled suite. P shaped moulded bath with  
electric Redring shower over. Pedestal style sink.  
WC. Single panel radiator. Window. Extractor.

**OUTSIDE**

Fully enclosed rear garden laid in lawn. Paved patio.  
Raised entertaining area paved with railway sleeper  
borders. Access gate to front.



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