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**34 RAUGHLAN LANE**  
**Lurgan, BT66 6NN**

# 34 RAUGHLAN LANE, Lurgan, BT66 6NN

## SUMMARY

- Large detached exclusive loughside residence
- Four or five generous bedrooms, master bedroom with ensuite bathroom including a sunken bath and separate shower cubicle, bedroom 2 with an ensuite shower room
- Bathroom with attractive suite and an open shower area
- Stunning open plan and vaulted drawing room, dining room and kitchen with full feature windows for the panoramic lough views to the rear of the home
- Separate family room
- Cloakroom with WC and wash hand basin
- Spacious entrance hallway with feature elm wood curved staircase leading to the gallery landing
- Double glazed windows
- Dual thermal heating
- Spacious gardens with access to a jetty to the rear
- Shared laneway with electric gates





Wonderfully hidden away on the shores of Lough Neagh and next to the Oxford Island Nature Reserve lies a stunning contemporary residence, beautifully designed to take full advantage of its waterside backdrop from a vaulted and beamed open plan drawing room with dining and kitchen area and large picture windows enveloping the lough in all its beauty.

Approached by a very mature and leafy gated and shared laneway and surrounding woodland, this truly unique property has access to the jetty at the rear of the property which will create lifestyle opportunity for those with an interest in boating, nature and wildlife.

Originally a site for a water pumping station, this exclusive site has been wonderfully designed by the present owners and provides flexible accommodation which can easily adapt to alternative needs and requirements and will appeal to a wide spectrum of potential purchasers.

Situated on the edge of Lurgan and within the hamlet of Derrymacash, this property is convenient by car to the M1 interchange at Lurgan for Belfast and the west. Viewing a must!

## KEY INFORMATION

Address	34 RAUGHLAN LANE Lurgan, BT66 6NN
Style	Contemporary Detached Residence
Bedrooms	4
Bathrooms	3
Receptions	2
Heating	Dual thermal heating
Tenure	Freehold
Gardens	Spacious gardens
Floor Area	3122 sq ft (Land and Property Services)
Price	£399,950



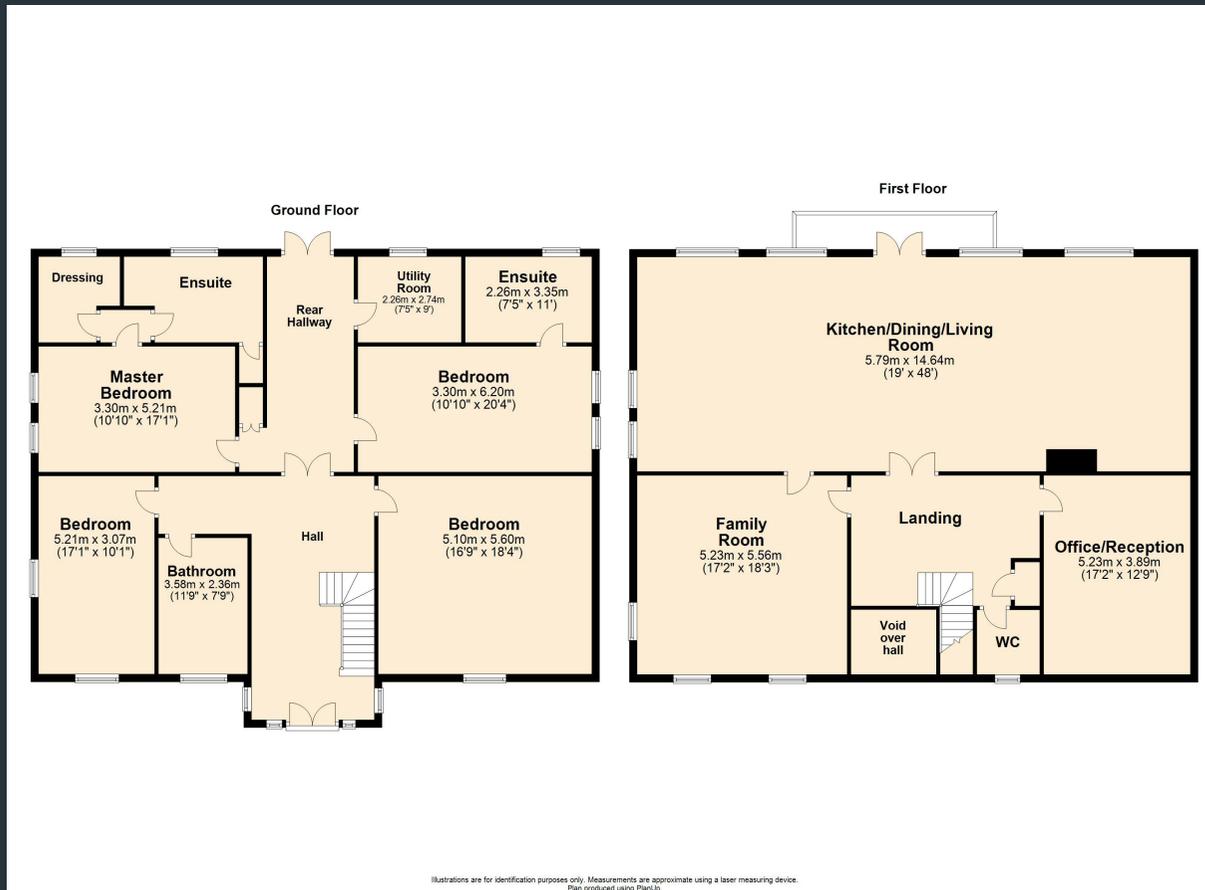


A stunning contemporary residence taking full advantage of its waterside backdrop



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### IMPORTANT INFORMATION:

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