



Lovely Four Bedroom House With Sunroom
Offering Excellent Family Accommodation
On A Prime Site In A Popular Development
Large Driveway Offering Plenty Of Parking



12 Bocombra Manor, Portadown, Co Armagh BT63 5SN

- Entrance hall
- Lounge with Sandstone fireplace
- Family room with multi-fuel stove
- Attractive kitchen with granite work surfaces
- Dining area
- Utility room & downstairs w.c
- Sunroom
- Four bedrooms (master with en-suite)
- Bathroom with bath & corner shower

PRICE GUIDE £330,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Entrance hall

13' 5" x 8' 0" (4.09m x 2.44m) PVC front door, tiled floor, under stairs cupboard.

Lounge

19' 2" x 11' 2" (5.84m x 3.40m) Sandstone fireplace with cast iron inset, matching mirror, real flame gas fire, bay window, half glazed double doors to kitchen.

Family Room

16' 7" x 10' 5" (5.05m x 3.17m) Oak fireplace with granite inset and multi fuel stove

Kitchen

24' 0" x 11' 2" (7.32m x 3.40m) Attractive oak shaker style kitchen with high and low level units, granite works surfaces, under mounted one and a half bowl stainless steel sink, built in oven, five ring gas hob, extractor fan, dishwasher, American style fridge, freezer, open plan to dining area, half glazed double doors to sunroom

Sunroom

10' 10" x 10' 10" (3.30m x 3.30m) Semi solid oak floor, patio doors

Utility Room

7' 6" x 6' 0" (2.29m x 1.83m) High and low level units, stainless steel sink, plumbed for washing machine, partially tiled walls, tiled floor.

W.C.

6' 1" x 3' 3" (1.85m x 0.99m) WC and wash hand basin, tiled floor.

First floor landing, Hotpress

Bedroom 1

Ensuite

8' 2" x 4' 0" (2.49m x 1.22m) White suite comprising large walk in shower, wash hand basin, WC, full tiled walls, tiled floor

Bedroom 2

12' 3" x 10' 7" (3.73m x 3.23m) Laminate floor

Bedroom 3

11' 6" x 11' 2" (3.51m x 3.40m) Laminate floor

Bedroom 4

12' 0" x 10' 5" (3.66m x 3.17m)

Bathroom

7' 10" x 7' 10" (2.39m x 2.39m) White suite comprising shower bath with electric shower, wash hand basin, WC, fully tiled walls, tiled floor.

Outside

Spacious tarmac driveway, front garden laid in lawn with shrub beds
Enclosed rear garden laid and lawn with shrub beds and patio area.

Garage

18' 0" x 17' 6" (5.49m x 5.33m) Twin roller doors

