



## 39 Summer Meadows Derry / Londonderry, BT47 6SE



Homepage Estate Agents are delighted to welcome this stunning 4 bedroom family home in the sought after Summer Meadows Manor development, just off Crescent Link.

This fabulous family home extends to circa 1,900 sq ft and benefits from a spacious plot, garage, large paved driveway, rear garden with paved patio and lawns, enclosed with boundary fencing and decorative railings

The ground floor the accommodation comprises of an inviting reception hall, 2 reception rooms with open fire, open plan kitchen / dining, large sun room with a separate utility and downstairs W.C.

On the first floor there are 4 large double bedrooms with master ensuite and family a bathroom.

Offering convenient location, excellent living accommodation and outdoor space this property is sure to appeal to a wide range of buyers

**Offers over £325,000**

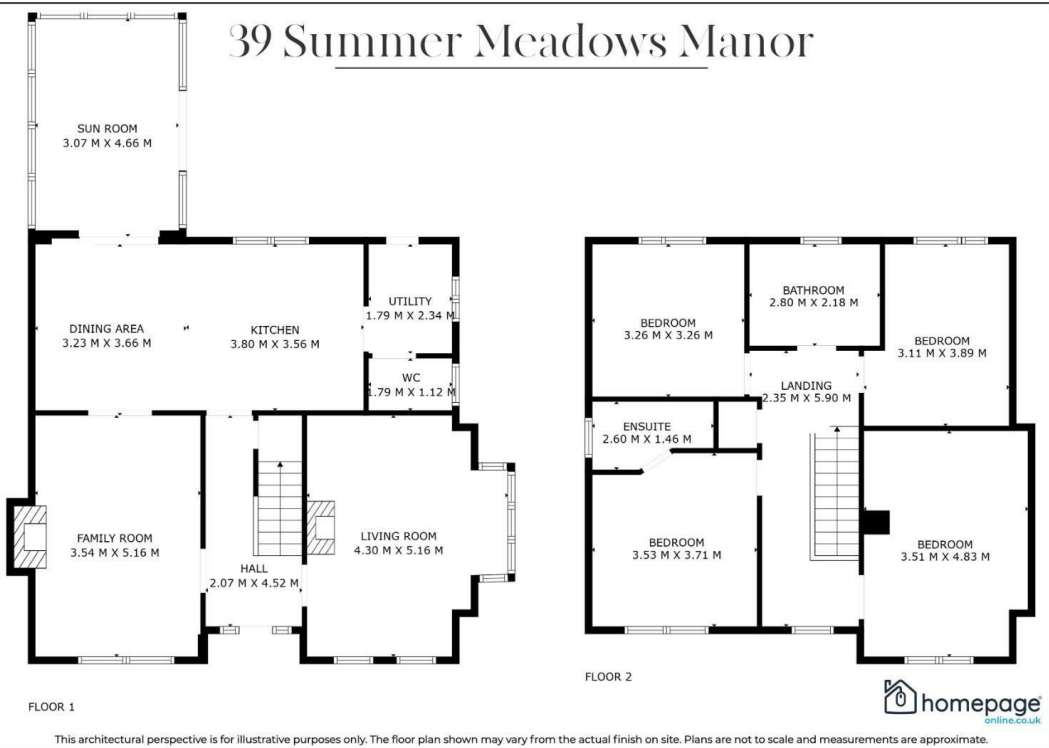
### Viewing

Please contact our Homepage Estate Agents Office on 028 7187 6261

if you wish to arrange a viewing appointment for this property or require further information.

- 4 BEDROOM DETACHED
- CIRCA 1,900 SQ FT
- 3 RECEPTION ROOMS
- LARGE FAMILY HOME
- OPEN PLAN KITCHEN / DINING WITH SUNROOM
- WELL PRESENTED THROUGHOUT
- OIL FIRED CENTRAL HEATING
- OFF STREET PARKING
- GARAGE
- SOUGHT AFTER LOCATION

# 39 Summer Meadows Manor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Northern Ireland		EU Directive 2002/91/EC	



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