



12 Woodland Mews Derry / Londonderry, BT47 2FF



Homepage Estate Agents are delighted to offer for sale this recently modernised five bedroom family home located within the popular Woodland Mews development in the Waterside area of the City.

This spacious three storey home has been upgraded and finished to an exceptional standard throughout, offering stunning internal finishes and bright, well proportioned accommodation ideal for modern family living. The ground floor comprises a welcoming entrance hall, spacious living room with feature stove, contemporary kitchen / dining area, utility room and ground floor WC.

The first floor boasts three well proportioned bedrooms including the master bedroom with ensuite, together with a modern family bathroom. The second floor provides two further generous bedrooms and an additional shower room, offering flexible accommodation ideal for larger families or those requiring home office space.

Externally the property benefits from a private rear garden and driveway parking to the front. Located within a quiet and established residential development, the property enjoys convenient access to local schools, shops and amenities while remaining only a short distance from the city centre.

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

- SPACIOUS 5 BEDROOM HOME
- MODERN KITCHEN / DINING AREA
- RECENTLY REFURBISHED THROUGHOUT
- MASTER BEDROOM WITH ENSUITE
- 4 BATHROOMS
- UTILITY ROOM AND GROUND FLOOR WC
- BEAUTIFULLY PRESENTED THROUGHOUT
- PRIVATE REAR GARDEN
- OFF STREET PARKING
- SOUGHT AFTER LOCATION

No Price

12 Woodland Mews



This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and measurements are approximate.



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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

Northern Ireland

EU Directive
2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Homepage Estate Agents

Tel: 028 7187 6261 | Email: info@homepageonline.co.uk

www.clickhomepage.online

