



## New Development Bells Hill Limavady,



Homepage Estate Agents are delighted to present for sale an exclusive development of four luxury detached family homes at Bells Hill, Limavady. Nestled within a highly desirable residential setting, this private development offers a superb opportunity to acquire a beautifully designed, energy efficient new build home in an outstanding location.

Each residence has been thoughtfully designed to provide generous, well balanced accommodation with contemporary internal finishes and meticulous attention to detail throughout.

The ground floor comprises a welcoming entrance hall, formal lounge, and an impressive open plan kitchen, dining and living space ideal for modern family life, complemented by a sunroom, utility room and ground floor W.C.

The first floor hosts four spacious double bedrooms, two of which benefit from ensuite together with a stylish family bathroom and spacious landing.

Externally, the homes enjoy large rear gardens with extensive patio areas, ideal for outdoor entertaining, along with detached garages and generous private driveways.

Finished to a high turnkey specification, developments of this calibre rarely come to the market, offering an exceptional opportunity to secure a premium new home in a truly sought after location.

**No Price**

### 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.

- EXCLUSIVE NEW DEVELOPMENT
- LUXURY FOUR BEDROOM FAMILY HOMES
- THREE RECEPTION ROOMS
- FOUR BATHROOMS
- TWO ENSUITE BEDROOMS
- OPEN PLAN KITCHEN / DINING / LIVING SPACE
- CONTEMPORARY FINISHES THROUGHOUT
- LARGE REAR GARDENS WITH EXTENSIVE PATIOS
- DETACHED GARAGES AND PRIVATE DRIVEWAYS
- SOUGHT AFTER LOCATION



ground floor





first floor

- 1. ENTRANCE 5.45m x 2.60m (17'11" x 8'6")
- 2. LIVING ROOM 4.95m x 4.30m (16'3" x 14'11")
- 3. LOUNGE 3.75m x 3.85m (12'4" x 12'8")
- 4. KITCHEN 8.90m x 4.00m (29'2" x 13'11")
- 5. SUNROOM 4.75m x 4.50m (15'7" x 14'9")
- 6. UTILITY 3.10m x 1.95m (10'2" x 6'5")
- 7. W.C. 2.20m x 1.10m (7'3" x 3'7")
- 8. STORE 1.95m x 1.10m (6'5" x 3'7")

- 9. LANDING 4.95m x 2.60m (16'3" x 8'6")
- 10. MASTER BEDROOM 4.30m x 3.50m (14'1" x 11'6")
- 11. DRESSING 2.65m x 2.55m (8'8" x 8'4")
- 12. ENSUITE 3.00m x 1.50m (9'10" x 4'11")
- 13. BEDROOM 2 3.76m x 3.65m (12'4" x 12'0")
- 14. ENSUITE 2.65m x 1.00m (8'8" x 3'3")
- 15. BEDROOM 3 3.40m x 3.25m (11'2" x 10'8")
- 16. BATHROOM 3.65m x 2.50m (12'0" x 8'2")
- 17. BEDROOM 4 3.65m x 3.15m (12'0" x 10'4")

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.

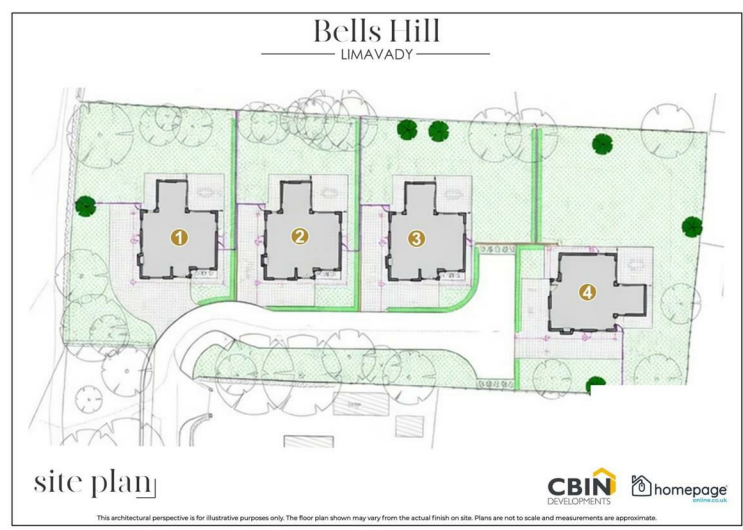
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive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



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