



## Tirbracken Road Drumahoe, BT47 3LS



Homepage Estate Agents are delighted to offer for sale this prestigious modern new build, ideally situated just 3 miles from Eglinton village and 2.5 miles from Derry.

This luxurious detached residence boasts bright, spacious open plan living accommodation, enhanced by a striking contemporary layout and a feature downstairs ensuite bedroom, ideal for modern family living.

At the heart of the home is an impressive open plan kitchen / dining / living space, designed with both style and functionality in mind, creating a perfect setting for both everyday living and entertaining.

Externally, the property sits on a generous plot with a stoned driveway and extensive front and rear gardens laid in lawn, fully enclosed with hedging and fencing.

This exceptional versatile 4 / 5 bedroom home is finished to a full designer turnkey specification, offering a high end finish throughout.

Homes of this quality, specification and location rarely come to the open market.

### £649,950

### Viewing

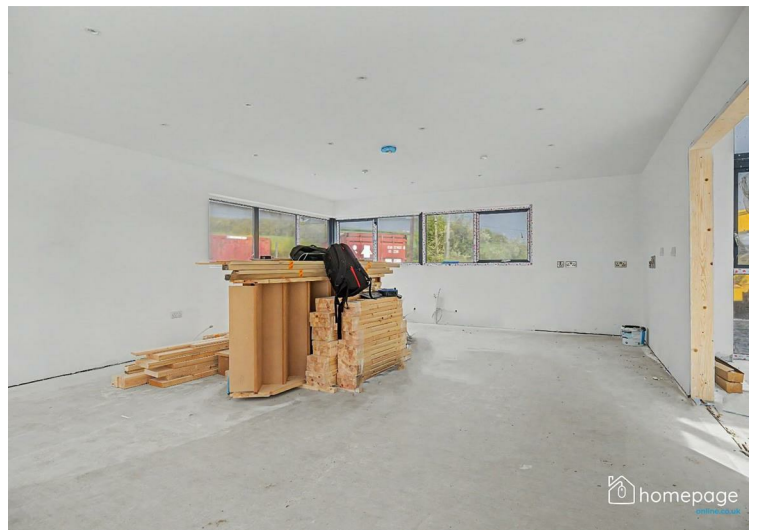
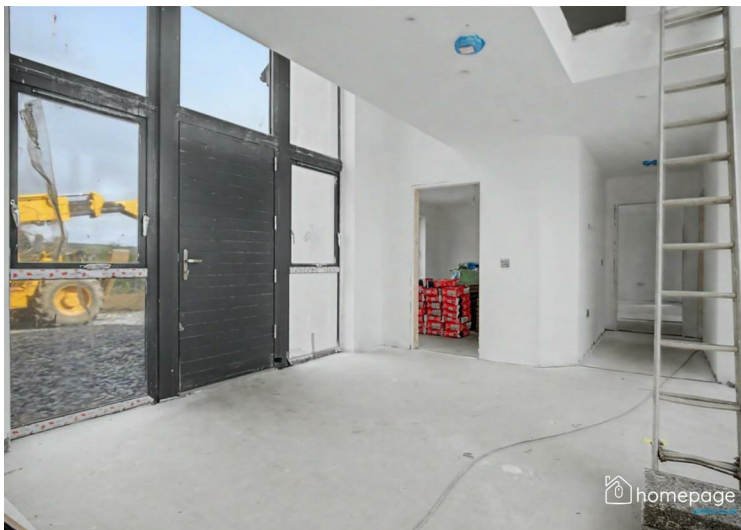
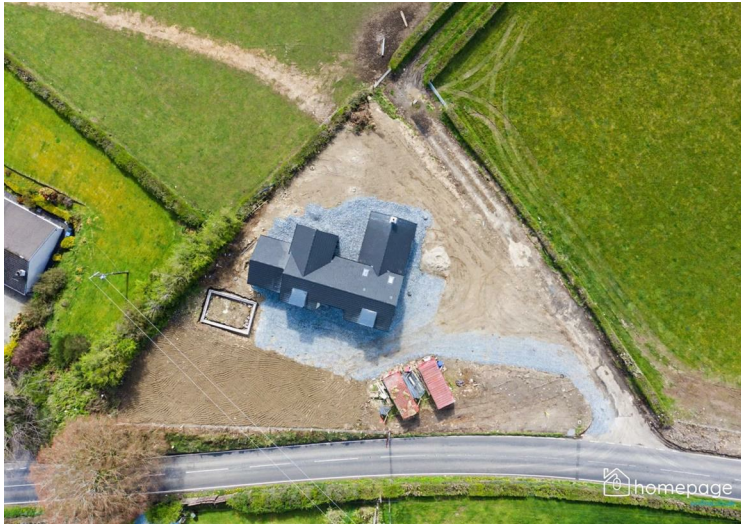
Please contact our Homepage Estate Agents Office on 028 7187 6261

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

- PREMIUM NEW BUILD HOME
- FLEXIBLE 4 OR 5 BEDROOM LAYOUT
- OPEN PLAN KITCHEN / DINING / LIVING
- FEATURE VAULTED CEILING
- HIGH SPEC TURNKEY FINISH
- MASTER BEDROOM WITH ENSUITE & DRESSING
- ADDITIONAL RECEPTION OR BEDROOM 5
- GENEROUS SITE WITH COUNTRYSIDE VIEWS
- SOUGHT AFTER SEMI-RURAL LOCATION
- SPACIOUS & MODERN FAMILY LIVING



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		
<b>Northern Ireland</b>		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		
<b>Northern Ireland</b>		EU Directive 2002/91/EC



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