



4 Carrowreagh Park Londonderry, BT47 2RF



Homepage Estate Agents are delighted to offer for sale this spacious detached chalet bungalow located within the popular and well established Carrowreagh Park development in Newbuildings. Occupying a generous site and enjoying open countryside views to the rear, No. 4 Carrowreagh Park offers flexible, well proportioned accommodation arranged over three levels, ideal for modern family living.

The ground floor comprises a welcoming entrance foyer, an open plan kitchen with dining area, separate reception room, utility room, and a family bathroom. The master bedroom is also located on this level and benefits from a walk-in wardrobe and ensuite, providing excellent convenience for ground floor living. Access to the integrated garage is also available from this level.

The lower ground floor offers additional living space including a spacious living room with direct access to a bright sun room overlooking the rear garden and surrounding countryside, along with a further room suitable for use as a home office, reception room or additional bedroom.

The first floor provides further accommodation including two well proportioned bedrooms, a main bathroom and additional storage areas, completing a versatile layout suited to a range of buyers.

Externally, the property benefits from a spacious driveway, integrated garage and generous gardens, with the rear aspect taking full advantage of the attractive rural outlook.

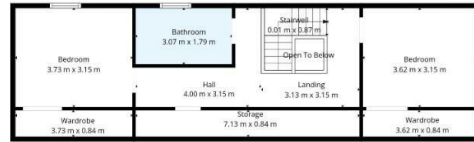
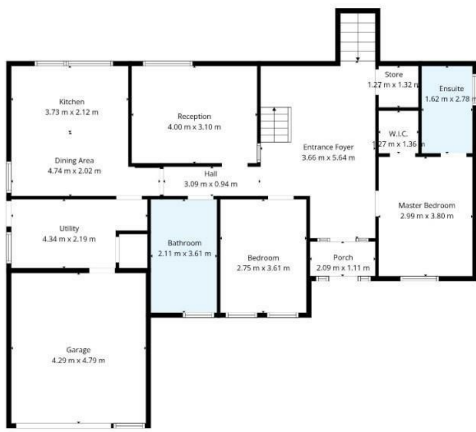
Offers over £309,950

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.

- LARGE DETACHED CHALET BUNGALOW
- FLEXIBLE ACCOMMODATION OVER THREE LEVELS
- FIVE WELL PROPORTIONED BEDROOMS
- MASTER BEDROOM WITH ENSUITE AND WALK-IN WARDROBE
- OPEN PLAN KITCHEN / DINING AREA
- MULTIPLE RECEPTION ROOMS INCLUDING SUN ROOM
- LOWER GROUND FLOOR LIVING SPACE WITH HOME OFFICE / RECEPTION
- UTILITY ROOM AND EXCELLENT STORAGE THROUGHOUT
- INTEGRATED GARAGE AND AMPLE DRIVEWAY PARKING
- STUNNING COUNTRYSIDE VIEWS TO THE REAR



3rd Floor



1st Floor

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 ₂) 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

