



## 11 The Hillocks Derry / Londonderry, BT47 3FR



Homepage are delighted to present this four bedroom family home, conveniently located within the popular Hillocks Development, just off Church Brae, Altnagelvin.

This beautiful property is presented in an exceptionally high standard throughout with a spacious entrance hall, downstairs W.C, large lounge area with feature media wall, spacious kitchen with a modern design, centre island and quartz worktops, separate utility area, and large sunroom.

The first floor comprises of four large bedrooms, with quality flooring throughout, master ensuite and a family bathroom, and is suitable for attic conversion.

Positioned on a generous plot, this property further benefits from a large driveway to the side, a private enclosed rear garden and a studio fully equipped with electrics and plumbing.

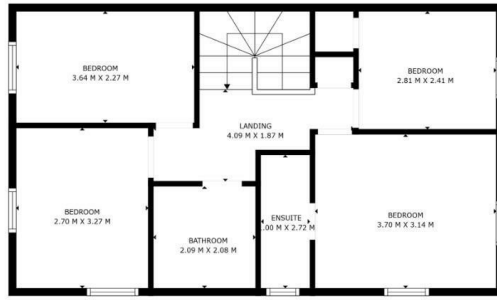
Offering excellent living accommodation and exceptional condition internally, this beautiful family home will appeal to a wide range of buyers.

**Asking price £249,950**

- 4 BEDROOM FAMILY HOME
- OPEN PLAN KITCHEN / DINING / SUNROOM
- SUITABLE FOR ATTIC CONVERSION
- CENTRE ISLAND WITH QUARTZ WORKTOPS
- 2 RECEPTION ROOMS
- 3 BATHROOMS
- SEPERATE UTILITY AREA
- PRIVATE ENCLOSED REAR GARDEN
- STUDIO WITH PLUMBING & ELECTRICS
- SOUGHT AFTER LOCATION



# 11 The Hillocks



FLOOR 2



FLOOR 1

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		

## 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) <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		

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Tel: 028 7187 6261 | Email: [info@homepageonline.co.uk](mailto:info@homepageonline.co.uk)

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