



## Premium New Build Newton Rd Limavady, BT49 0UD



Homepage Estate Agents are delighted to present for sale this exceptional, contemporary new build family home, showcasing impressive interior features, craftsmanship, and meticulous attention to detail.

This luxurious four bedroom detached residence offers spacious living accommodation and comprises of on the ground floor a spacious entrance hall, family room, open plan kitchen / dining / living / sunroom, with large utility and W.C.

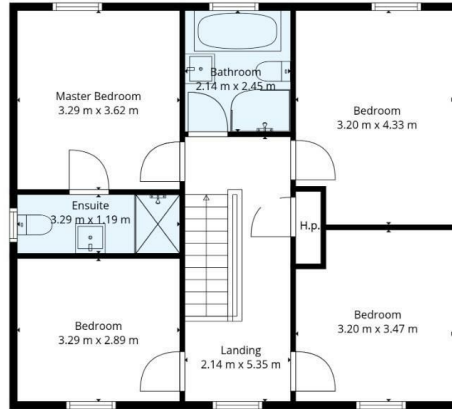
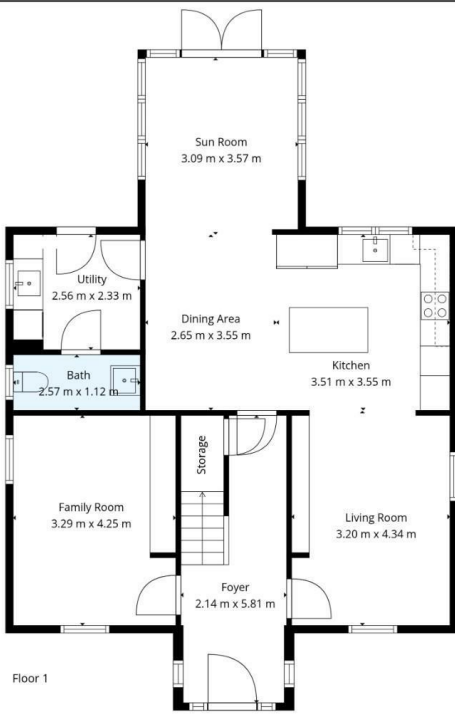
The first floor boasts a spacious landing, four double bedrooms with master ensuite and large family bathroom.

Homes of this quality and standard rarely come onto the open market, and this is an exceptional opportunity to acquire a truly unique property in such a sought after location.

- STUNNING LARGE DETACHED FAMILY HOME
- FOUR BEDROOMS INCLUDING MASTER WITH EN-SUITE
- 3 RECEPTION ROOMS
- BESPOKE MEDIA WALLS WITH BUILT IN FIRE AND SAMSUNG TVS
- DESIGNER EXORNA KITCHEN WITH DEKTON WORKTOPS AND ISLAND
- QUOOKER TAP, BRASS SINK, BUILT-IN LARGER FRIDGE & FREEZER
- SMART HOME FEATURES WITH CAT6 CONNECTIONS
- LUXURY FINISHES THROUGHOUT
- PRIVATE ENCLOSED REAR GARDENS
- SOUGHT AFTER LOCATION

**£375,000**

# Newton Road LIMAVADY



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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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.

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