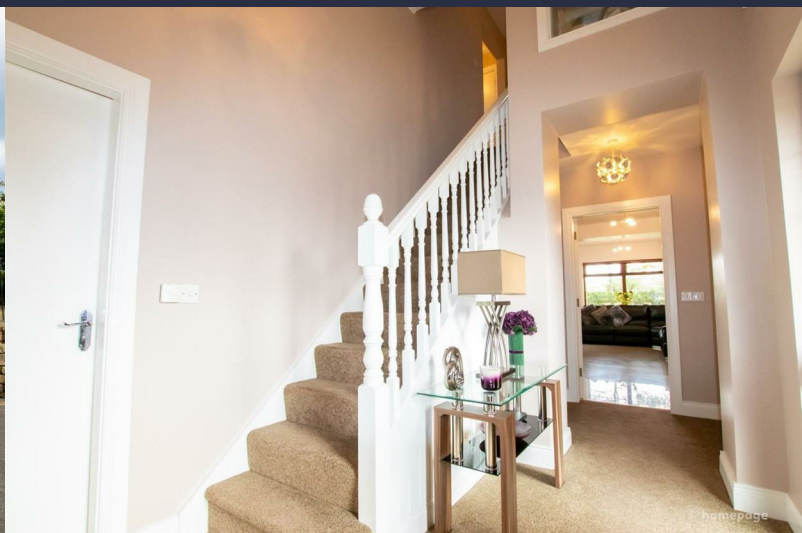




1 Highmoor Road
Eglinton, Eglinton, BT47 3AY

Asking price £310,000

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1 Highmoor Road

Eglinton, Eglinton, BT47 3AY

Asking price £310,000



Very desirable 4 bedroom 3 bathroom detached property with beautiful natural stonework exterior finish, tarmac driveway and detached garage.

Finished to a very high standard, with striking architectural features. This property is ideally suited for a family who are seeking a secure enclosed property on the outskirts of Derry/Londonderry.

Located 1.5 miles from Eglinton this home is ideally situated for travel into Derry City and also within short distance of the A6 route to towards Belfast.

- Private tarmac driveway
- Detached double garage
- Solar electric panels
- Paved patio and grounds
- Security alarm
- Beam Vacuum system
- Automatic entrance gates

Ground floor accommodation

Carpeted entrance hall accessed via hard wood entrance door with feature stained glazing, the full height ceiling finished in white wood paneling invites you into this exceptional home

Living Room

11'9" x 17'8" (3.59 x 5.41)

Brown carpeted flooring, white wood paneling to 3.2m high ceiling, feature wall in wallpaper, AGA Much Wenlock stove set on black slate hearth and backing with TV point and Venetian style blinds

WC

Half height wall tiling in white, orange floor tiles, toilet and white pedestal wash hand basin

Bedroom 2

16'9" x 13'9" (5.12 x 4.21)

Large double bedroom with carpeted flooring, feature wall paper, built in storage cupboard with shelving and hanging rails, TV point and ensuite bathroom

Ensuite

Half height wall tiling, traditional white pedestal sink, toilet and shower cubicle

Kitchen / Dining

21'8" x 16'9" (max) (6.62m x 5.12m (max))

Grey polished floor tile, contemporary high gloss cream kitchen units in L shape design, large centre island with black granite worktops, storage cupboards, drawers and attached breakfast bar. High level storage, integrated fridge, dishwasher and recessed granite extractor fan housing and CDA microwave built in. The kitchen also has floating side cupboards with backlit shelving and black translucent glass.

Sitting

9'11" x 11'9" (3.03 x 3.59)

Grey polished floor tile, TV point and wooden Venetian blinds

Utility

8'2" x 11'11" (2.49 x 3.64)

Low level double integrated freezer, stainless steel sink, granite worktop. Separate storage cupboard

which houses oil boiler and beam vacuum system, separate WC with half height black and white tiling, low flush toilet and wash hand basin.

Master Bedroom

14'1" x 13'2" (4.31 x 4.03)

Carpeted flooring, 3.2m high wood panelled ceiling finished in white, TV point, Venetian blinds with en-suite and walk in wardrobe

Ensuite

7'8" x 8'9" (2.34 x 2.67)

Half height stone wall tiling, contemporary white low flush WC, wash hand basin with built in vanity, large tiled shower cubicle and chrome heated towel rail.

Walk in wardrobe

Carpeted flooring, walk in storage with fitted shelving, and hanging rails

First floor accommodation

Large carpeted landing with deep hot press storage, and secondary storage cupboard.

Bedroom 3

16'10" x 10'4" (5.14 x 3.15)

Large double bedroom with built in storage, carpeted flooring, TV point and Venetian blinds

Bedroom 4

16'9" x 11'7" (5.13 x 3.54)

Large double bedroom with built in storage, shelved external storage, carpeted flooring, TV point and Venetian blinds

Bathroom

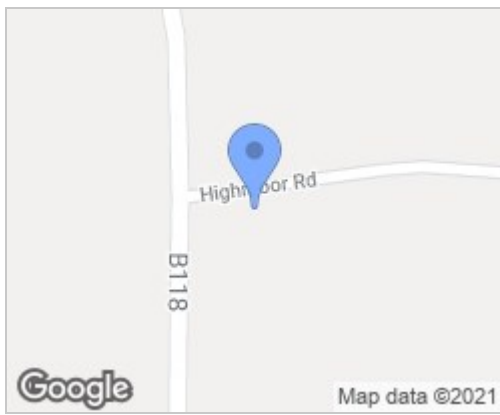
8'3" x 9'8" (2.54 x 2.97)

Black polished floor and wall tiling, contemporary white floating sink, low flush toilet, free standing bath with wall mounted taps, and quadrant shower cubicle and chrome heated towel rail.

Exterior

Includes double garage with electric roller doors and loft space, electric and light fitting. Automatic electric gates with open countryside views.

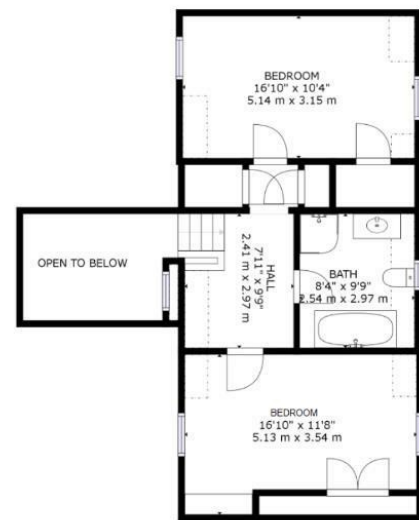




1 Highmoor Road, Eglinton



Ground Floor



First Floor

TOTAL FLOOR AREA : 2,150 SQ FT APPROX

Plans are not to scale and all measurements are approximate.

Viewing

Please contact our Homepage NI Office on 08000465102 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	Potential
68	71
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	

Environmental Impact (CO ₂) Rating	
Current	Potential
57	61
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	

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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