



## NEW PHASE The Hillocks Derry / Londonderry, BT47 3FS



The Hillocks, Church Brae is a stunning collection of modern detached and semi-detached homes.

The Aster - 4 Bed Detached - 1,375 sq ft  
The Foxglove - 4 bed Semi - 1,260 sq ft  
The Primrose - 3 bed Semi - 1,125 sq ft  
The Carnation - 4 bed Detached - 1,450 sq ft  
The Lotus - 4 bed Semi - 1,100 sq ft

**\*\* ALL WITH SUN ROOMS \*\***

A choice of 3 & 4 bedroom semi-detached homes with enclosed rear gardens, tarmac driveways, paved patio areas, and full turnkey finishes all with spacious living accommodation.

Buyers will have a range of interior finish choices to include bathroom, flooring, and modern kitchen styles.

Suitable for first time buyers, young professionals and families alike.

### Offers around No Price

#### 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Northern Ireland</b>		EU Directive 2002/91/EC 



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