



## 3 Beech Hill View Derry / Londonderry, BT47 3FU



Homepage Estate Agents are delighted to offer this exceptional 5 bedroom detached home, ideally positioned at the entrance of the much sought after Beech Hill View development.

This modern family home is finished to an exceptional standard throughout with high quality finishes and excellent workmanship, the property offers generous living and bedroom space for families to enjoy.

The property benefits from a spacious corner plot, fully paved off street parking, front lawn enclosed with decorative walling, hedge rows and boundary railings.

The rear of the property offers a very private setting with large paved patio area leading from both the kitchen and living room, gardens laid out in lawns, outdoor seating space, bespoke hot tub area, side storage, walkway to detached garage, enclosed with high wall and boundary fencing.

Extending to circa 1700 sq ft, this large detached property is finished to a high standard throughout. Offering excellent living accommodation and outdoor space this property is sure to appeal to a wide range of buyers.

### 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.

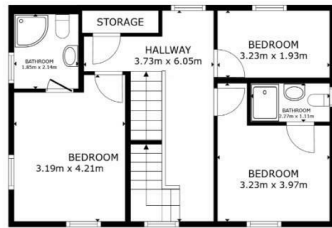
- LARGE DETACHED FAMILY HOME
- 5 BEDROOMS WITH 2 ENSUITE
- OPEN PLAN KITCHEN SPACE
- 4 BATHROOMS
- EXCEPTIONAL STANDARD THROUGHOUT
- MAINS GAS HEATING
- CONSTRUCTED 2021
- DETACHED GARAGE
- LARGE PRIVATE REAR GARDENS
- SOUGHT AFTER LOCATION



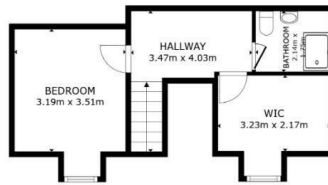
# 3 Beech Hill View



Floor 1



Floor 2



Floor 3

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>	<b>84</b>	<b>84</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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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