

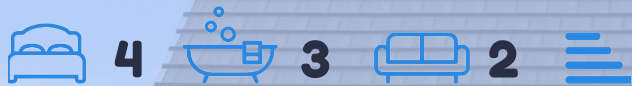


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15 The Hillocks Derry / Londonderry, BT47 3FR



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

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

The first floor comprises of four large bedrooms, with wood flooring throughout, master ensuite and a family bathroom.

Positioned on a generous plot, this property further benefits from a large driveway to the side, and a private enclosed rear garden.

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

- 4 BEDROOM DETACHED
- LARGE FAMILY HOME
- 2 RECEPTION ROOMS
- 3 BATHROOMS
- OPEN PLAN KITCHEN / DINING / SUNROOM
- SEPERATE UTILITY
- DOUBLE BEDROOMS
- MASTER ENSUITE
- PRIVATE ENCLOSED REAR GARDEN
- SOUGHT AFTER LOCATION

Asking price £319,950



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Energy Efficiency Rating		
	Current	Potential
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		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
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		EU Directive 2002/91/EC 



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