



## 102 Highmoor Road Derry / Londonderry, BT47 3HR



Homepage Estate Agents are delighted to offer for sale this impressive detached four bedroom family home occupying a generous site in a peaceful countryside setting, just minutes from Eglinton and Derry City. Beautifully presented throughout, the property provides bright, spacious accommodation ideally suited to modern family living.

Internally the home has been thoughtfully maintained and enhanced, with recently renovated bedrooms and bathrooms finished to a high standard.

The ground floor offers excellent living space including a large living room with feature stove and a superb open plan kitchen / dining area with adjoining sunroom, creating a wonderful space for both everyday living and entertaining. This level also includes a utility room, WC, and Ground floor sleeping accommodation comprises of two well proportioned bedrooms, including master bedroom with ensuite and walk in wardrobe, along with a spacious family bathroom.

Upstairs, a spacious landing leads to two further double bedrooms and a contemporary shower room, offering flexible accommodation that can easily adapt to a variety of family needs.

Externally the property occupies a generous private site extending to approximately 0.75 acre, with extensive gardens, ample driveway parking and a detached garage.

The setting offers the perfect blend of countryside living and convenience.

Homes of this calibre and location rarely become available on the open market and this represents a superb opportunity to acquire an outstanding family home in a highly desirable setting.

- SPACIOUS DETACHED FAMILY HOME
- 4 BEDROOMS
- 2 RECEPTION ROOMS
- LARGE PRIVATE GARDENS
- DETACHED GARAGE AND AMPLE DRIVEWAY PARKING
- RECENTLY RENOVATED BEDROOMS AND BATHROOMS
- OPEN PLAN KITCHEN / DINING AREA WITH SUNROOM
- MASTER BEDROOM WITH ENSUITE AND WALK-IN WARDROBE
- APPROX. 5 MINUTES FROM EGLINTON VILLAGE
- SOUGHT AFTER COUNTRYSIDE LOCATION

**Offers over £449,950**

# 102 Highmoor Road



## Ground Floor



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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