



45 Beech Hill View Derry / Londonderry, BT47 3FU



Homepage Estate Agents are delighted to present this beautifully presented 4 bedroom detached family home, set on a large private end site within the highly sought after Beechhill View development.

This stunning property is finished to a superb standard throughout, with thoughtful design and premium finishes evident in every detail.

The ground floor comprises a bright entrance hallway with storage, large living room with bespoke feature media wall and inset fire, stylish open plan kitchen/dining area with centre island and integrated appliances. Double French doors lead from the seating area to the rear garden, while a separate WC completes the ground floor.

On the first floor, the home features four well proportioned bedrooms including a spacious master with ensuite shower room, and a contemporary family bathroom.

Externally, the property enjoys one of the largest plots in the development, with a large private rear garden, off-street parking, garden shed and EV car charger.

Offering excellent living accommodation both inside and out, this beautifully presented family home will appeal to a wide range of buyers.

- 4 BEDROOM DETACHED HOME
- LARGE FAMILY HOME
- 3 BATHROOMS
- LARGE PRIVATE END PLOT
- HIGH QUALITY FINISHES THROUGHOUT
- OPEN PLAN KITCHEN/DINING/LIVING
- PRIVATE REAR GARDEN WITH SHED
- EV CAR CHARGER
- SOUGHT AFTER LOCATION

£294,950

45 Beechhill View



FLOOR 1

FLOOR 2

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) 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 (CO₂) 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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