



4 Carrowreagh Park Londonderry, BT47 2RF



Homepage Estate Agents are delighted to offer for sale this spacious detached chalet bungalow located within the popular and well established Carrowreagh Park development in Newbuildings. Occupying a generous site and enjoying open countryside views to the rear, No. 4 Carrowreagh Park offers flexible, well proportioned accommodation arranged over three levels, ideal for modern family living.

The ground floor comprises a welcoming entrance foyer, an open plan kitchen with dining area, separate reception room, utility room, and a family bathroom. The master bedroom is also located on this level and benefits from a walk-in wardrobe and ensuite, providing excellent convenience for ground floor living. Access to the integrated garage is also available from this level.

The lower ground floor offers additional living space including a spacious living room with direct access to a bright sun room overlooking the rear garden and surrounding countryside, along with a further room suitable for use as a home office, reception room or additional bedroom.

The first floor provides further accommodation including two well proportioned bedrooms, a main bathroom and additional storage areas, completing a versatile layout suited to a range of buyers.

Externally, the property benefits from a spacious driveway, integrated garage and generous gardens, with the rear aspect taking full advantage of the attractive rural outlook.

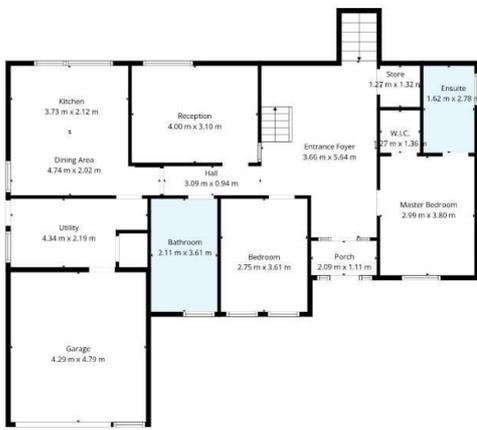
Offers over £309,950

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.

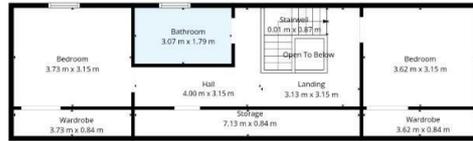
- LARGE DETACHED CHALET BUNGALOW
- FLEXIBLE ACCOMMODATION OVER THREE LEVELS
- FIVE WELL PROPORTIONED BEDROOMS
- MASTER BEDROOM WITH ENSUITE AND WALK-IN WARDROBE
- OPEN PLAN KITCHEN / DINING AREA
- MULTIPLE RECEPTION ROOMS INCLUDING SUN ROOM
- LOWER GROUND FLOOR LIVING SPACE WITH HOME OFFICE / RECEPTION
- UTILITY ROOM AND EXCELLENT STORAGE THROUGHOUT
- INTEGRATED GARAGE AND AMPLE DRIVEWAY PARKING
- STUNNING COUNTRYSIDE VIEWS TO THE REAR



2nd Floor



1st Floor



3rd Floor

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Northern Ireland

EU Directive 2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

Northern Ireland

EU Directive 2002/91/EC



4 Carrowreagh Park, Newbuildings



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