



9 Millgrove Park Derry / Londonderry, BT47 3YU



Homepage Estate Agents are delighted to present this substantial 4 bedroom detached family home set within a quiet cul-de-sac in the highly sought after village of Eglinton.

Occupying a generous elevated site, this beautifully maintained property offers spacious and versatile accommodation finished to a superb standard throughout.

Internally the ground floor offers spacious and versatile family accommodation including a bright living room with feature fireplace, separate family room, dining room, sun room overlooking the rear garden, modern kitchen / dining area, downstairs W.C., utility room and access to the integral double garage.

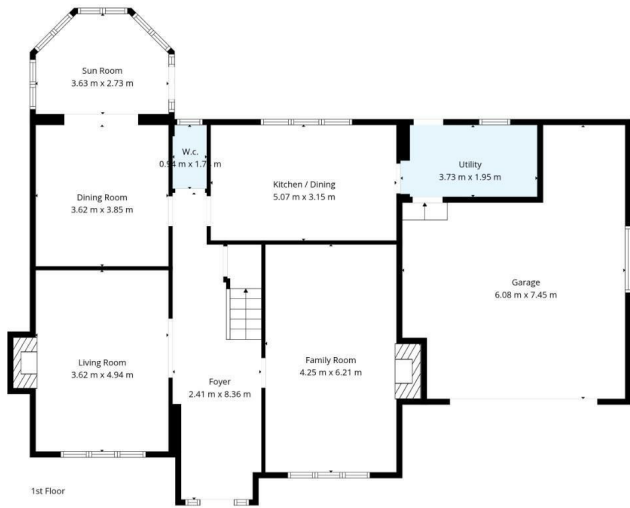
The first floor comprises four well proportioned double bedrooms including a spacious master bedroom with ensuite, together with a modern family bathroom and generous landing area.

Externally this exceptional home enjoys a beautifully landscaped rear garden with mature trees, shrubs and hedging creating a private and tranquil outdoor setting. A substantial paved patio area, extensive driveway and double integral garage further enhance this impressive family home.

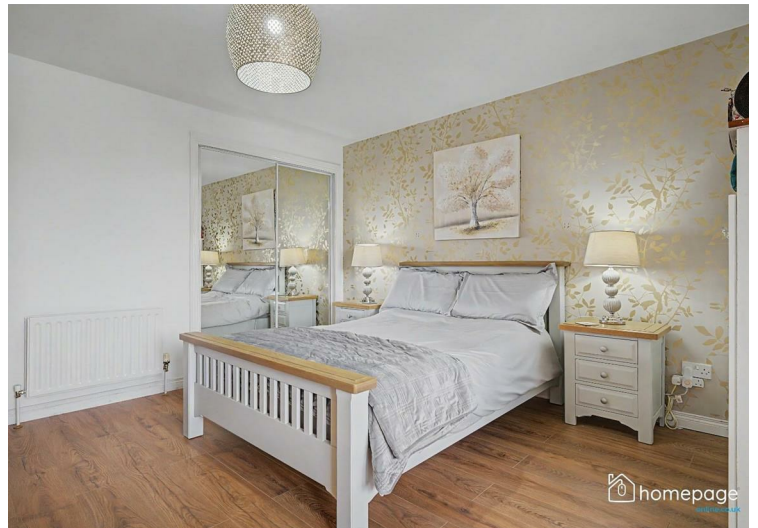
Offering spacious accommodation, excellent privacy and a prime village location, this outstanding home will appeal to a wide range of buyers.

Offers over £394,950

- SUBSTANTIAL 4 BEDROOM DETACHED FAMILY HOME
- ELEVATED SITE IN QUIET CUL-DE-SAC
- 3 LARGE RECEPTION ROOMS
- MODERN KITCHEN / DINING AREA
- BRIGHT REAR SUN ROOM
- MASTER BEDROOM WITH ENSUITE
- ACCESS TO DOUBLE GARAGE FROM UTILITY
- EXTENSIVE DRIVEWAY & PARKING
- SOUGHT AFTER LOCATION



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 (CO ₂) 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



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