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LETTING AGENTS &
PROPERTY CONSULTANTS

Tel: 028 9557 5555
Email: info@laverymitchell.com
www.laverymitchell.com

34 Derramore Heights, Magherafelt, BT45 5RX

OFFERS OVER £320,000

- Detached 4-bedroom family home
- Master bedroom with ensuite
- BEAM central vacuum system
- Victorian-style conservatory with French doors
- Split-level garage with electric roller door
- Three versatile reception rooms
- High quality finishes
- Bright landing with central window
- Paved driveway with electric gates

34 Derramore Heights, Magherafelt, BT45 5RX is an impressive detached family home offering generous and well-proportioned accommodation in a highly sought-after residential location. Boasting four spacious bedrooms, including a master with ensuite, and three versatile reception rooms, this property is perfectly suited to modern family living.
Externally, the home is approached via a paved driveway with an attractive feature finish, complemented by electrically operated wrought iron gates and curved steps leading to the front door. Additional practical features include an outdoor tap, security camera system, and alarm system. To the rear, the garden provides a private outdoor space, enhanced by a beautiful cherry blossom tree. A Victorian-style conservatory creates a seamless connection to the outdoors, with French doors opening onto a decking area, ideal for relaxing or entertaining.
Inside, the property offers a wealth of character and potential, featuring sliding sash windows, a BEAM central vacuum system, and a striking central landing window that fills the space with natural light, perfect for showcasing a Christmas tree! The kitchen and utility room are finished with granite worktops, adding a touch of quality and durability.
A unique split-level garage provides excellent flexibility, with an upper-level single garage featuring an electric roller door and pedestrian access, and a lower level offering additional storage space.
This is a substantial home with strong architectural appeal and the opportunity for a new owner to personalise and create a truly exceptional living space.

Entrance hall

Neutral tiled floor with decorative inlay, radiator cover and pendant lighting leading to open tread solid wood staircase.

Lounge
15'2" x 12'9"

Front facing with double windows. Solid wood floor, gas fire with wooden fireplace surround and black granite hearth. Double radiator, pendant lighting on dimmer switch and TV point.

Living Room
11'6" x 12'7"

Front facing with double windows. Solid wood floor, double radiator, pendant lighting on dimmer switch and TV point.

WC

Neutral tiled floor, white WC and sink with chrome fittings. Spotlighting and electrical wiring available above sink.

Kitchen
12'11" x 14'9"

A range of high and low level painted units with black granite worktop and neutral tiled floor. Rangemaster 110 with overmantle and decorative corbel detail. 1.5 undermount sink and tiled splashback. Glass front display cabinets and wine rack over fridge freezer. White painted wood ceiling and double radiator.

Dining Room
13'0" x 11'1"

Solid wood floor and double doors out to conservatory. Double radiator and pendant lighting

Conservatory
13'10" x 10'8"

Victorian style conservatory with decorative cresting and finials that maximises natural light and garden views. French doors create a seamless connection to the outdoor patio area. Inside it has a neutral tiled floor, granite windowsills, 2 double radiators and ceiling light with fan.

Utility Room
12'11" x 6'1"

Units match colour with kitchen units. Black granite worktops. Undermount sink with mixer tap. Back door leads out to decking area.

Master Bedroom
12'9" x 12'9"

Rear facing master bedroom with en suite. Solid wood floor, single radiator and TV point.

Ensuite

White sanitaryware with neutral tile and electric shower.

Bedroom 2
14'7" x 12'9"

Double window feature, single radiator, pendant lighting and TV point.

Bedroom 3
13'5" x 11'10"

Rear facing bedroom with white panelled feature wall, single radiator and pendant lighting.

Bedroom 4
11'8" x 12'8"

Double window feature, single radiator, pendant lighting and TV point.

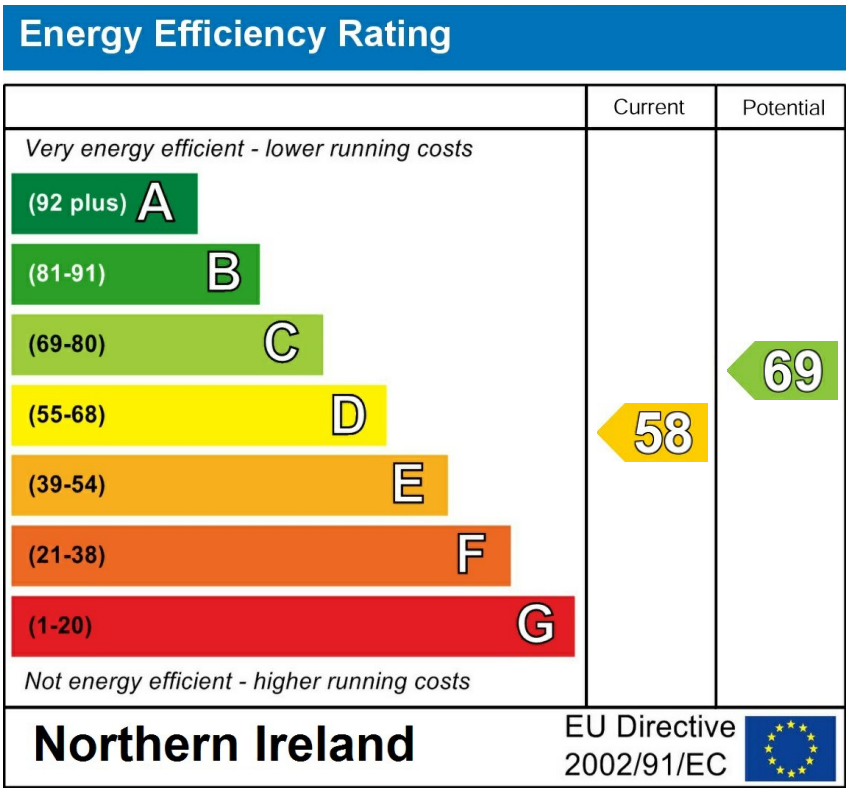
Main bathroom

Charcoal grey tiled floor, white sanitaryware, curved shower enclosure and fully tiled. Bath with handheld shower attachment, chrome heated towel rail and chrome fittings.

Garage upper floor
18'4" x 12'1"

Single garage with electric roller door and pedestrian door. Houses Beam vacuum system main unit.

Garage lower floor
18'4" x 12'1"
Pedestrian door on lowel level - great storage area.



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Wellington Park Business Centre, 3 Wellington Park, Belfast, BT9 6DJ.
Unit C11 The Business Centre, 80-82 Rainey Street, Magherafelt, BT45 5AJ.
Tel: 028 9557 5555 Email: info@laverymitchell.com www.laverymitchell.com

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