

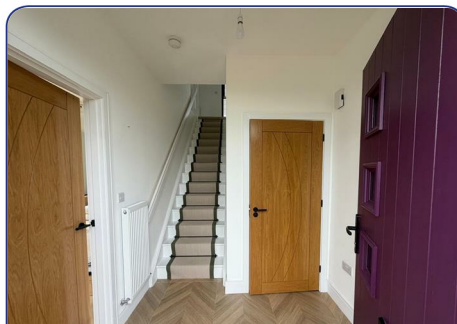
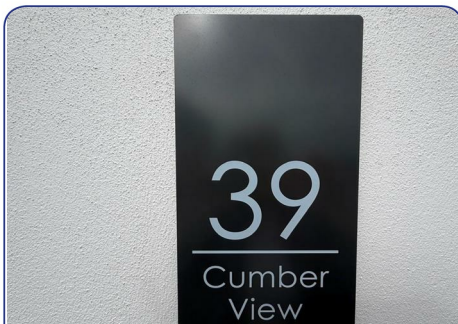
£350,000

FOR SALE



39 Cumber View, L'derry, BT47 4FG

- DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC TRIPLE GLAZED WINDOWS
- COMPOSITE FRONT DOOR
- TARMAC DRIVEWAY
- VIEWS OVER OPEN COUNTRYSIDE
- CONSTRUCTED APPROXIMATELY 1 YEAR AGO
- EPC RATING B.



ACCOMMODATION

HALL

Having tiled floor

GUEST TOILET

Having WC, WHB, bluetooth mirror, tiled floor.

LOUNGE

20'9 x 12'11 (6.32m x 3.94m)

Featuring corner window, wood panelled wall, media wall with electric inset, herringbone laminated wooden floor.

KITCHEN/DINING/SUN ROOM

22'10 x 20'2 (6.96m x 6.15m)

Having excellent range of eye and low level units, integrated fridge/freezer, dishwasher and bins, wine cooler, hob, oven, extractor hood, 'Quartz' worktop, 'Intu' boiling water tap, centre island with breakfast bar and storage under, ample dining space, tiled floor, French doors to rear, recessed lighting to kitchen.

UTILITY ROOM

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, tiled floor.

FIRST FLOOR

LANDING

Having hot press

MASTER BEDROOM

14'1 x 12'5 (to widest points) (4.29m x 3.78m (to widest points))

Feature panelled wall, dual aspect.

EN-SUITE

Comprising tiled walk in shower, WC, WHB set in vanity unit, tiled walls and floor, black wall radiator, recessed lighting.

BEDROOM (2)

13' x 8'5 (to widest points) (3.96m x 2.57m (to widest points))

BEDROOM (3)

11'5 x 9'11 (to widest points) (3.48m x 3.02m (to widest points))

Having laminated wooden floor

BEDROOM (4)/DRESSING ROOM

8'11 x 8'11 (2.72m x 2.72m)

Fitted with range of units.

BATHROOM

Comprising bath, walk in power shower, WHB set in vanity unit, WC, tiled walls and floor.

EXTERIOR FEATURES

Neat lawns to front and rear.

Enclosed to rear by fence and gate.

Base for shed.

Agent: Daniel Henry (Waterside)

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