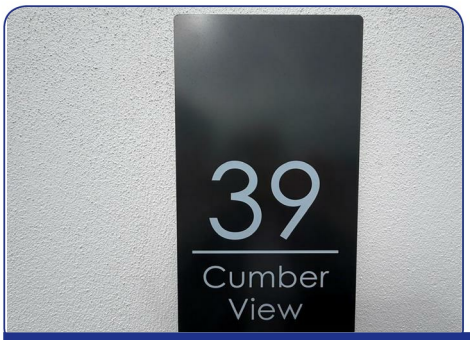
Daniel Henry
ESTATE AGENTS

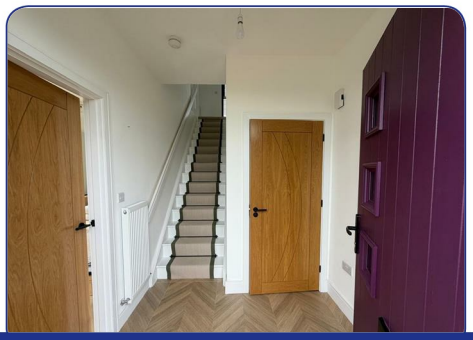
£339,950

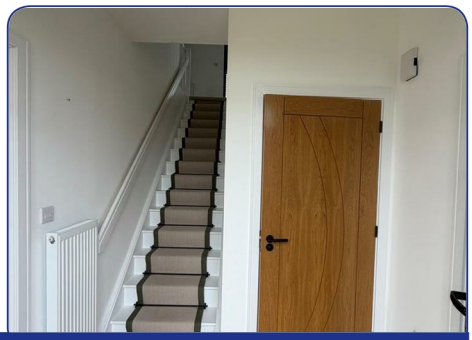


39 Cumber View, L'derry, BT47 4FG

- 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.







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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, titled 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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1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is anything which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you.
2. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order.
3. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.
4. These Particulars do not constitute a contract or part of a contract.
5. All measurements quoted are approximate.

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