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14 Deanfield
Derry~Londonderry
BT47 6HY

Offers In Region Of £550,000

14 DEANFIELD, BT47 6HY

- **Stunning Semi Detached Home Extending To C. 4,100 Sq. Ft.**
- **Four Bedrooms (Master Ensuite)**
- **Five Reception Rooms**
- **Open Plan Living Area With Kitchen / Dining**
- **Games Room / Study**
- **Three Bathrooms / Ground Floor WC**
- **Utility Room / Oil Fired Central Heating System**
- **Landscaped Gardens Front, Side And Rear With Generous Driveway Parking Area**
- **High Standard Of Decor Throughout Blending Period And Contemporary Internal Finishes**
- **Excellent Highly Sought After Location Off Limavady Road**

This beautiful home is certain to attract strong interest. The property is located in the highly sought Deanfield, off Limavady Road.

The current owners have extensively extended the original semi detached home that occupied the site. As a result, there is now a home that perfectly blends between modern open plan living and traditional period detailing. There is highly adaptable living accommodation that could suit a variety of owners from larger families, to those requiring a home with separate access for working from home or medical consulting rooms.

The property needs to be viewed to fully see the scope and scale of the accommodation and how this flows. The current configuration comprises of four bedrooms (two with dressing rooms or ensuite bathrooms), living room, family room, magnificent open plan living area that flows from dining to kitchen, lounge and games room with study area. There is also a utility room two further shower rooms and a ground floor wc. Externally there are landscaped gardens front, side and rear and an extensive driveway providing parking for multiple cars.

We would urge interested parties to view this exceptional home at their earliest convenience to full appreciate how special it is.







PROPERTY COMPRISES

Hardwood entrance door with glazed panel.

ENTRANCE PORCH Tiled floor, tongue and groove panelled ceiling, glazed door leading to...

RECEPTION HALL Sanded and varnished floorboards, picture rail, ceiling rose, cornice ceiling, recessed low voltage spotlights, storage cupboard, access to roof space.

LOUNGE 16' 10" x 16' 0" (5.14m x 4.88m) (@ widest points) Feature bay window, hardwood flooring, decorative cast iron fireplace, plate rail, ceiling rose.

OPEN PLAN TO DINING ROOM 11' 8" x 16' 10" (3.58m x 5.14m) Built in storage cupboard and shelving, cornice ceiling, recessed low voltage spotlights.

BATHROOM Suite comprising of shower cubicle, vanity wash hand basin, low flush WC, built in storage.

BEDROOM 13' 10" x 10' 11" (4.23m x 3.33m) (@ widest points) Painted floorboards.

STUDY / BEDROOM 9' 11" x 6' 11" (3.04m x 2.12m) Painted floorboards, built in storage.

DINING AREA 17' 0" x 13' 8" (5.19m x 4.19m) Sanded and varnished floorboards, cornice ceiling, ceiling rose, stairs to upper level and lower level, access to rear yard.





UTILITY ROOM 11' 5" x 6' 6" (3.5m x 2.0m) Hardwood flooring, low level fitted units, granite work surfaces, Belfast sink unit, plumbed for washing machine, tiled splashback, storage cupboard.

SIDE ENTRANCE PORCH Reclaimed double church doors, tiled floor.

KITCHEN / DINING AREA 19' 7" x 16' 7" (5.98m x 5.06m) Range of fitted high and low level units, granite work surfaces, 1.5 bowl stainless steel sink unit with mixer taps, integrated dishwasher, Range cooker, concealed extractor fan, sanded and varnished floorboards, recessed low voltage spotlights, feature radiator, island unit with breakfast bar, bi-fold glazed doors leading to family room.

FAMILY ROOM 19' 6" x 18' 11" (5.96m x 5.78m) Feature fireplace with stone surround and mantle, wood burning stove, cornice ceiling, patio doors to rear garden, access to first floor, double doors leading to...

PLAY ROOM 21' 5" x 11' 8" (6.54m x 3.56m) Sanded and varnished floorboards, open plan to snug.

SNUG 10' 0" x 8' 9" (3.05m x 2.67m) Sanded and varnished floorboards.

REAR ENTRANCE HALL Part sanded and varnished floorboards, part tiled floor.

INNER HALL Sanded and varnished floorboards, stairs to first floor.





WC/CLOAKROOM Low flush WC, pedestal wash hand basin.

FIRST FLOOR LANDING Access to roof space.

BEDROOM 18' 4" x 11' 7" (5.6m x 3.55m)

BEDROOM 12' 4" x 13' 5" (3.76m x 4.1m) (@ widest points)

SHOWER ROOM Enclosed shower cubicle, low flush WC, vanity wash hand basin, tiled floor, extractor fan, Velux skylight.

MASTER BEDROOM SUITE

BEDROOM 19' 8" x 16' 11" (6.0m x 5.16m) Built in storage.

DRESSING AREA 19' 1" x 11' 8" (5.82m x 3.57m) (@ widest points) Built in wardrobes, part hardwood flooring.



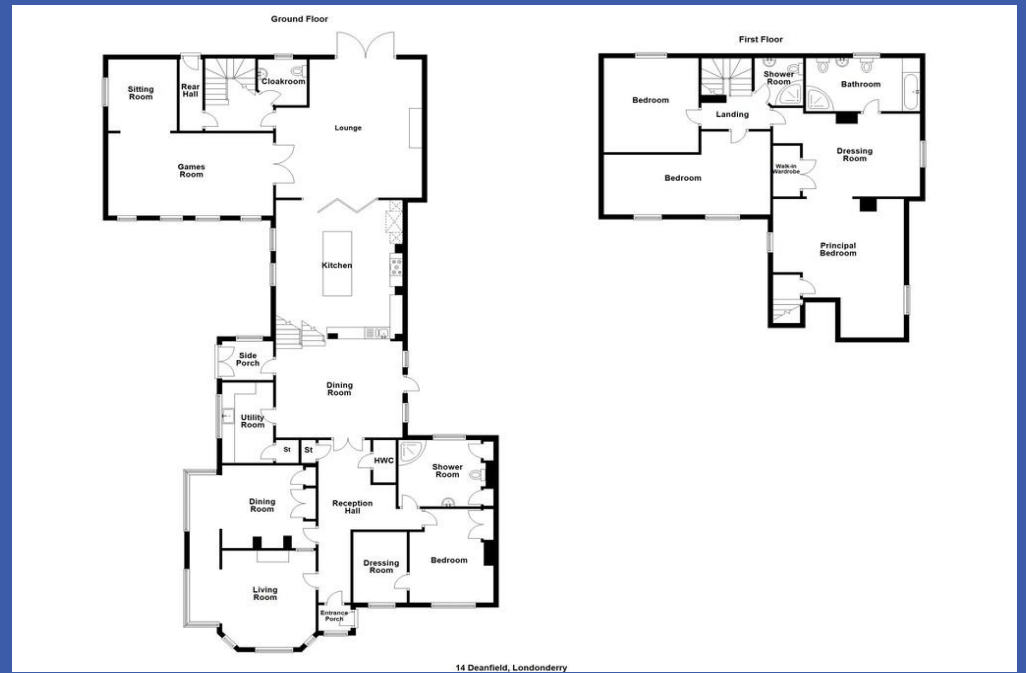


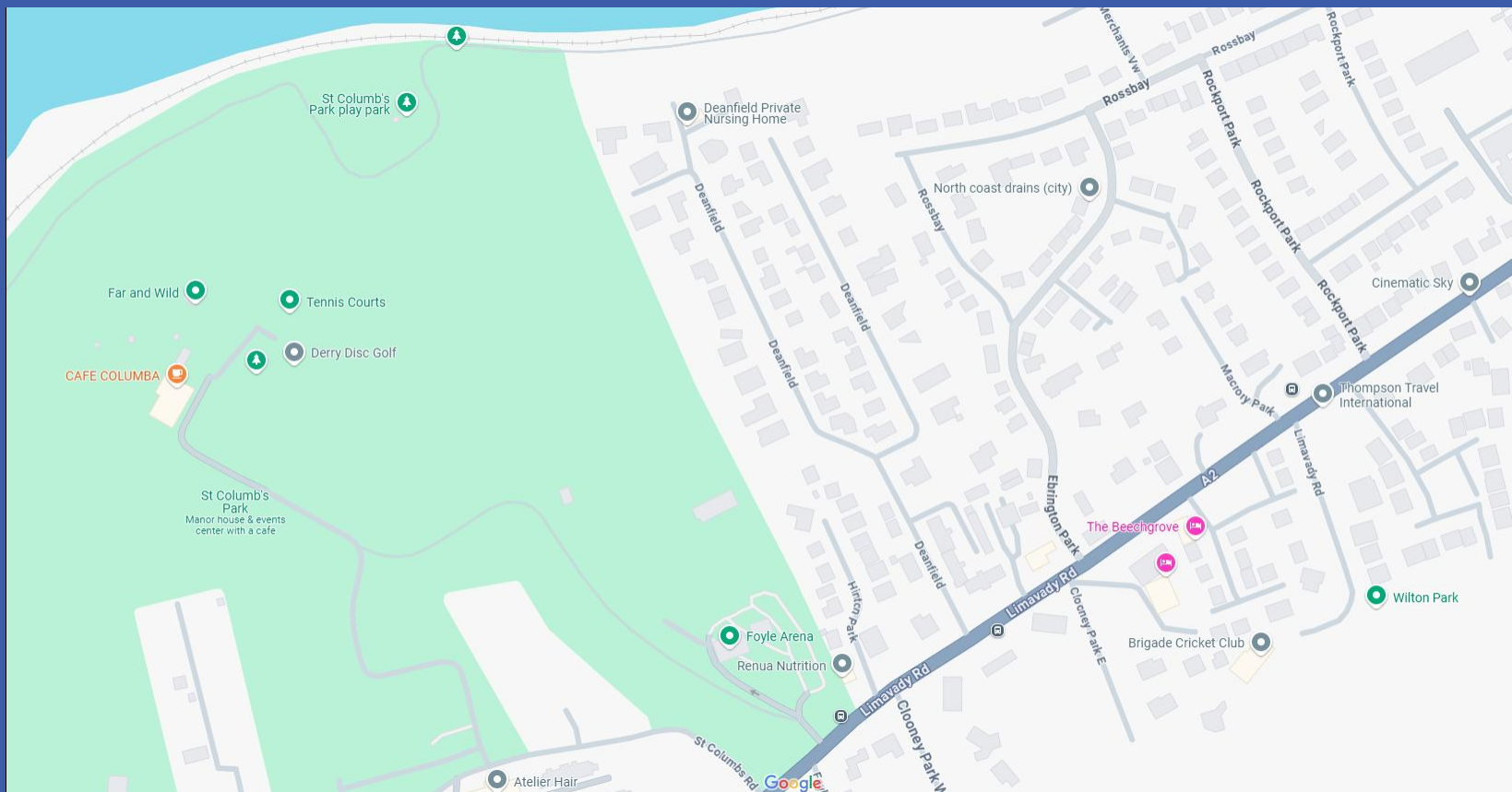




ENSUITE Suite comprising of a panelled bath with hand shower, pedestal wash hand basin, low flush WC, enclosed shower cubicle, stainless steel towel radiator, tiled floor, recessed low voltage spotlights.

OUTSIDE Extensive site with enclosed private garden in lawns to rear with mature boundary hedge and shrubs, landscaped front and side gardens, enclosed yard to side with oil fired boiler. Generous brick paviour driveway and parking area to front and side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	65 D
39-54	E		
21-38	F		
1-20	G		



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