

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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**Daniel Henry**  
 ESTATE AGENTS

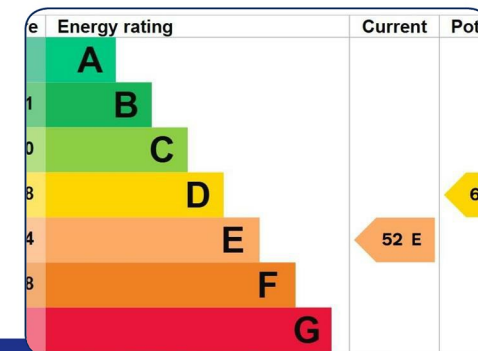
£285,000

**FOR SALE**

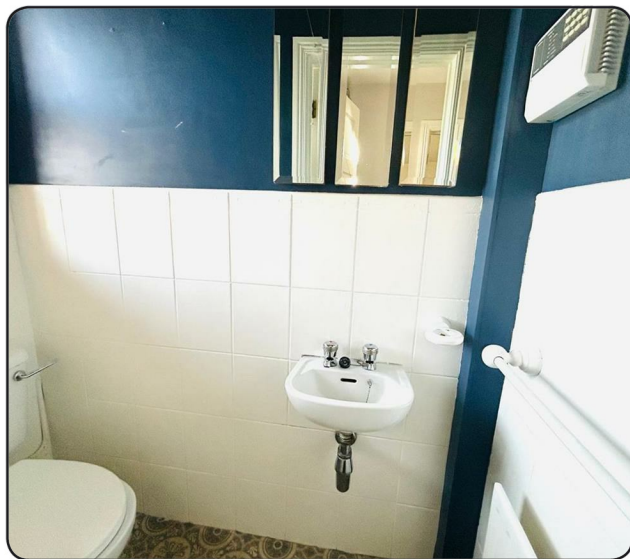
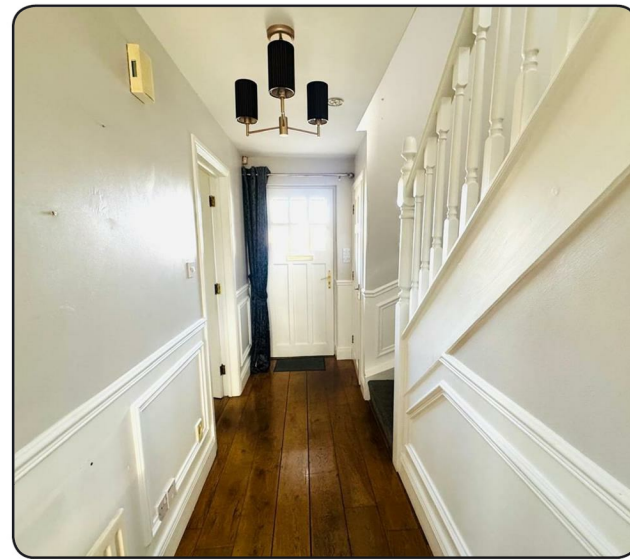
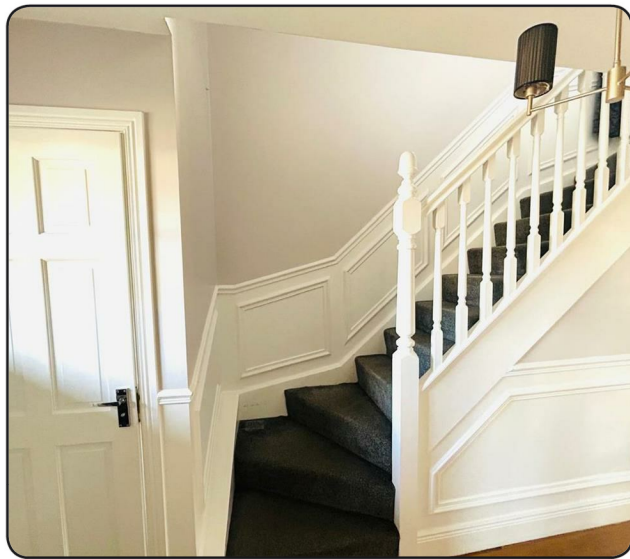
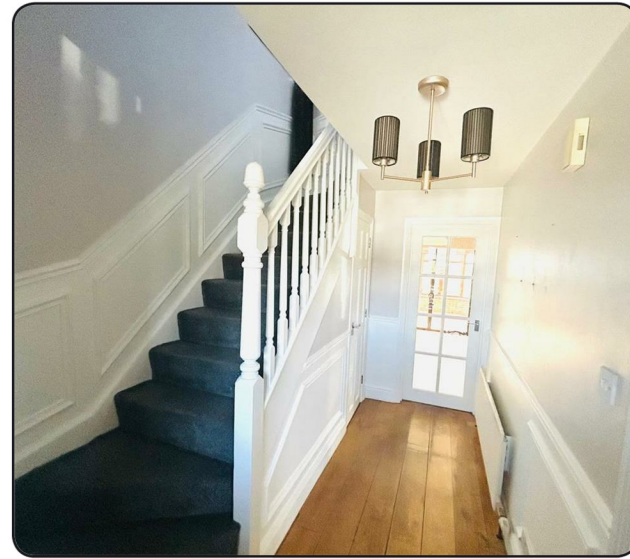
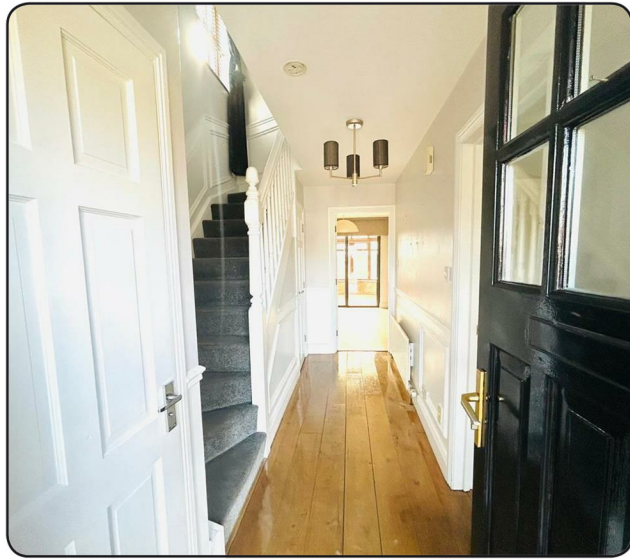


14 Millbrook, L'Derry, BT47 3QL

- DETACHED HOUSE
- 4 BEDROOM/2 RECEPTION
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS THROUGHOUT
- BEAM TYPE HOOVER SYSTEM
- SECURITY SYSTEM INSTALLED
- CUL-DE-SAC LOCATION
- GARAGE
- EPC RATING - E



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**ACCOMMODATION**

**HALLWAY**

Having understairs storage, 1/2 height wooden panelled walls, wooden floor.

**GUEST WHB & WC**

Having 1/2 tiled walls.

**LOUNGE**

17'5" x 11'7" into bay (5.31m x 3.53m into bay)

Having attractive fireplace, wall light points, feature panelled wall, wooden floor.

**KITCHEN / DINING AREA**

19'2" x 12'8" (5.84m x 3.86m)

Having range of eye and low level units, tiling between units, hob, oven, corner extractor canopy, space for fridge / freezer, ample dining space.

**CONSERVATORY**

11'10" x 10'8" (3.61m x 3.25m)

**UTILITY ROOM**

Having sink unit, plumbed for washing machine, space for tumble dryer.

**FIRST FLOOR**

**LANDING**

Having hotpress.

**MASTER BEDROOM**

14' x 10'6" into wardrobe (4.27m x 3.20m into wardrobe)

Having wall to wall units with sliding mirrored doors, feature panelled wall, wooden floor.

**EN-SUITE**

Comprising fully tiled walk in electric shower, whb with mixer taps, wc, fully tiled walls.

**BEDROOM 2**

12'8" x 9'5" into wardrobe (3.86m x 2.87m into wardrobe)

Having built in wardrobes with sliding mirrored doors, wooden floor.

**BEDROOM 3**

12'3" x 9'5" (3.73m x 2.87m)

Having laminated wooden floor.

**BEDROOM 4**

10'6" x 9'3" into wardrobe (3.20m x 2.82m into wardrobe)

Having built in wardrobes, wooden floor.

**BATHROOM**

Comprising bath, walk in shower, whb and wc, fully tiled walls.

**INTEGRAL GARAGE**

17'6" x 9'10" (5.33m x 3.00m)

Having roller doors, light and power points.

**EXTERIOR FEATURES**

Extensive lawn to side with Pergola and mature shrubs.

Paved patio area.

Enclosed to rear by fence and gate.

Brick pavia driveway.

Outside light and tap.

**ESTIMATED ANNUAL RATES**

£1500.12 (APRIL 2025)

