



LAVERY MITCHELL

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1 Hazelbrook, Magherafelt, Derry, BT45 6AJ

OFFERS OVER £219,950

- Finished to a high standard throughout
- Bright, interior with generous bedrooms
- Living areas ideal for relaxation and entertaining
- Tarmac driveway providing off-street parking
- Close to excellent local amenities
- Located in a quiet, well-established area of Magherafelt
- Contemporary kitchen for practical family living
- Private garden with paved patio and mature hedging
- Outdoor shed and outside tap included
- Perfect for anyone seeking comfortable single-level living

Welcome to 1 Hazelbrook – a beautifully presented detached three-bedroom bungalow situated in a popular and well-located area of Magherafelt. This home offers a rare blend of privacy, comfort, and modern living, all within a quiet, established development just minutes from the heart of town.

The property is finished to an exceptional standard throughout, with generously sized rooms and tasteful, contemporary décor. Inside, the bungalow offers three bright and spacious bedrooms and a stylish, functional kitchen designed with everyday living in mind. The main living areas are warm, inviting, and perfect for both relaxing and entertaining.

Externally, the home continues to impress. To the rear, a private paved area is ideal for outdoor dining or enjoying the fresh air. A raised flower bed offers space for planting, while mature hedging provides a natural screen and adds to the sense of seclusion. A tarmac driveway at the side offers off-street parking, and there is a practical outdoor shed for additional storage. An outside tap is also installed, ideal for gardening or outdoor cleaning.

Hazelbrook is a quiet, well-established development offering both privacy and convenience. Local amenities are within easy reach, including top-performing schools, a wide range of shops, cafés, and restaurants in Magherafelt town centre, and excellent leisure facilities such as Meadowbank Sports Arena and the local swimming pool. Commuters will also benefit from quick access to the A31 and strong transport links throughout Mid Ulster and beyond.

This is a rare opportunity to secure a move-in-ready, single-level home in a prime location. Whether you're a growing family, looking to downsize, or searching for a high-quality home with everything on one level, 1 Hazelbrook offers the perfect blend of comfort and convenience.

Viewings are strictly by appointment – early viewing is highly recommended.

Entrance Hall

5'10 x 19'4



A bright entrance with high gloss tiles, moulding detail and single radiator

Living Room

16'0 x 12'11



Double window detail, laminate wood floor, wood and granite fireplace, TV point, double radiator and moulding detail to ceiling

Kitchen

11'2 x 8'0



A range of high and low level modern white units, with wood effect worktop and upstands. White subway tiles to splashback and black sink. Appliances include dishwasher, oven and induction hob. Wood effect tiled floor and skirting.

Dining Area

11'2 x 8'9

Open plan dining area to kitchen with wood effect tiled floor and skirting.

Master Bedroom

11'2 x 13'6



Spacious Master bedroom with laminate wood floor, single radiator and TV point

Bedroom 2

10'1 x 9'6



Double bedroom with wooden laminate flooring and radiator

Bedroom 3
11'8 x 9'6



Double bedroom with wooden laminate flooring and radiator

Hall
7'7 x 3'10

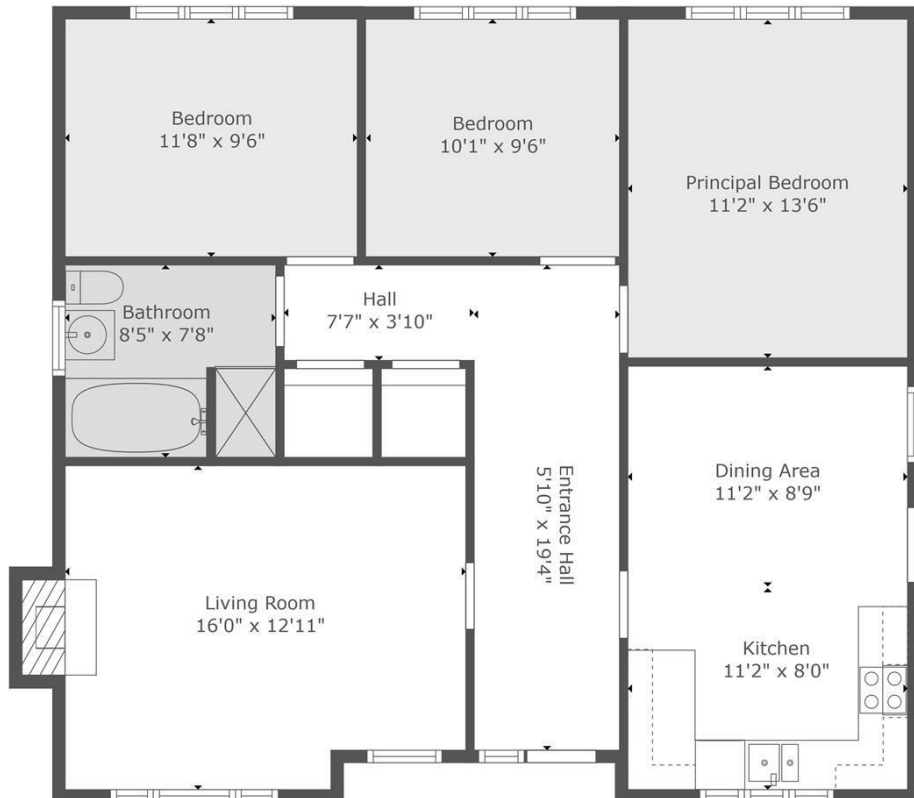


Hall leading into bathroom with hotpress and separate enclosed shelved storage area. High gloss floor tiles

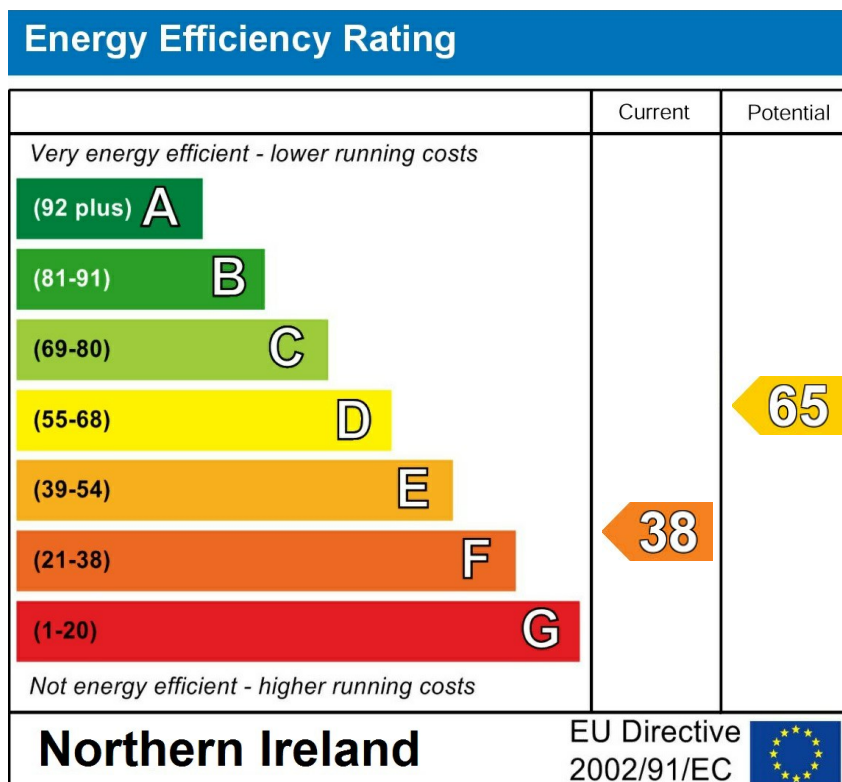
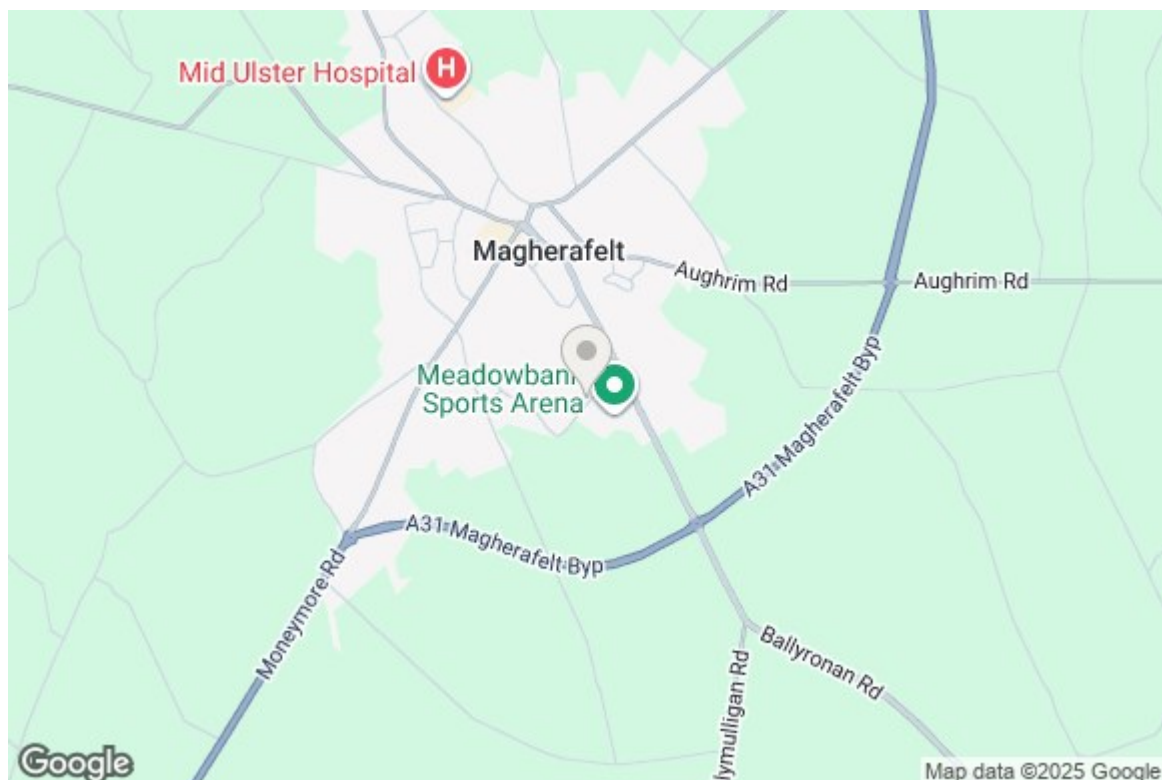
Bathroom
8'5 x 7'8



White bathroom suite, fully tiled, separate electric shower enclosure, single radiator.



TOTAL: 1016 sq. ft
 FLOOR 1: 1016 sq. ft
 EXCLUDED AREAS: FIREPLACE: 8 sq. ft
 WALLS: 66 sq. ft



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