



74A, HILLHEAD ROAD, TOOMEBRIDGE, CO. ANTRIM, BT41 3SP
ASKING PRICE £384,950



**LAVERY
MITCHELL**

A STUNNING NEW-BUILD FAMILY HOME IN A HIGHLY SOUGHT-AFTER LOCATION

Situated on the desirable Hillhead Road in Toomebridge, this exceptional new-build detached home of c. 2,000 sq ft offers contemporary design, spacious accommodation, and high-quality finishes throughout. Extending to four generously sized bedrooms and two reception rooms, it provides the perfect blend of modern comfort and practical family living.

This home has been crafted by a highly skilled local builder who is known for producing premium, high-specification homes. Working personally on each project, he takes great pride in the quality of his workmanship, ensuring that every detail — from the construction standards to the finishing touches — is completed to an exceptional level. His reputation for delivering homes of distinction is clear to see, with careful attention given to durability, design, and overall presentation.

The result is a rare opportunity to secure a superior new-build residence in a desirable semi-rural setting, created with care, expertise, and a passion for building high-quality homes.

PROPERTY DESCRIPTION

Inside, the property offers bright, well-proportioned rooms finished to a high standard. Oak pre-finished internal doors, white MDF architraves and skirtings, and an oak handrail with white spindles create a clean, modern aesthetic. White-painted walls and woodwork provide a bright, neutral interior ready for personalisation.

The first floor benefits from solid concrete floors, and the entire property features oil-fired underfloor heating, providing both comfort and energy efficiency. A superior electrical specification, CCTV cameras, and an installed alarm system add further security and convenience. Energy performance is also supported by A-rated PVC windows and composite front and rear doors.

A £30,000 PC sum allows purchasers to select kitchen, bathroom, and flooring finishes to match their own tastes and lifestyle.

Externally, the home is finished in textured Weber/K Rend with low-maintenance, flat concrete roof tiles for a stylish appearance. Black PVC fascias and seamless rainwater goods complete the contemporary exterior.

The outdoor space has been thoughtfully designed and includes:

- **30m² paved patio area**
- **Tarmac driveway**
- **Timber fencing to the rear**
- **Metal estate railings with planted hedgerow to the front**
- **Gardens top-soiled and laid in grass**

An additional feature of this property is the detached rear garage, measuring 6.5m x 5.5m. This versatile space is ideal for secure parking, storage, or workshop use, and benefits from an automated garage door, enhancing both convenience and practicality. The size and specification of this garage set it apart from typical new-build offerings and add meaningful value to the overall property.

The home is served by a bio-septic tank, contributing to convenient and efficient waste management.

Altogether, this superb property offers a lifestyle of comfort, practicality, and understated but undoubtable elegance.

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Key Features

- Luxury 4-bedroom detached home
- Two spacious reception rooms
- C.2000 Sqft
- Oil-fired underfloor heating throughout
- Alarm system & external security cameras
- High electrical specification
- A-rated PVC windows & composite doors
- Weber/K-Rend exterior finish
- 30m² paved patio & tarmac driveway
- Detached garage (6.5m x 5.5m) with automated door
- Bio-septic tank
- £30,000 PC sum for purchaser finishes

EPC & Warranty

- Designed to achieve an EPC A rating (official EPC pending).
- Warranty provider - Global Homes

External Finishes

- Weber/K Rend finish
- Flat concrete roof tiles
- Black PVC fascias
- Seamless guttering
- Tarmac driveway
- Timber fencing to rear
- Estate railings & planted hedging to front
- Gardens top-soiled & laid in grass



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Accommodation

**Open Plan Kitchen/
Living Room/ Dining Room**
33'5" x 12'11"

Lounge
13'5" x 13'1"

Entrance hall
6'6" x 13'5"

W/C
11'1" x 4'3"

Back entrance hall
3'11" x 10'7"

Utility
10'7" x 6'10"

Comms/ Cupboard
11'1" x 3'11"

Bedroom 1
13'1" x 9'10"

Bedroom 2
13'1" x 9'10"
With built in wardrobe

Bedroom 3
10'9" x 12'1"

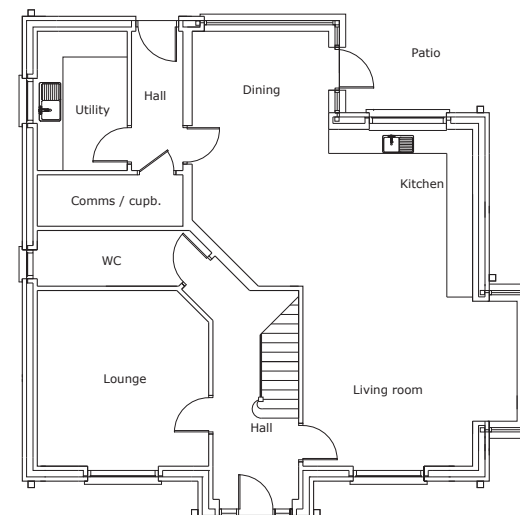
Bedroom 4
13'1" x 12'5"
With ensuite & walk in wardrobe

Ensuite
10'9" x 3'3"

Hot press
3'3" x 3'3"

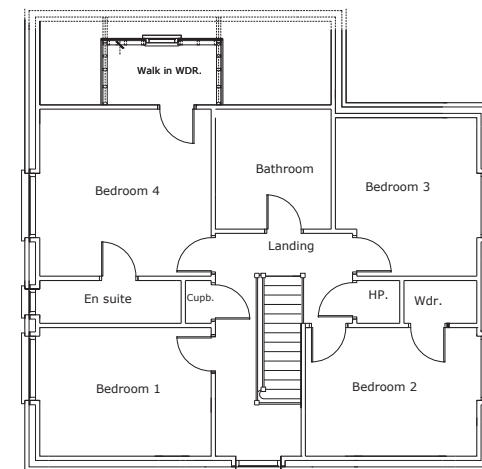
Bathroom
9'2" x 8'10"

Landing



GROUND FLOOR PLAN.

TOTAL FLOOR AREA = 1997 SQ.FT.



FIRST FLOOR PLAN.



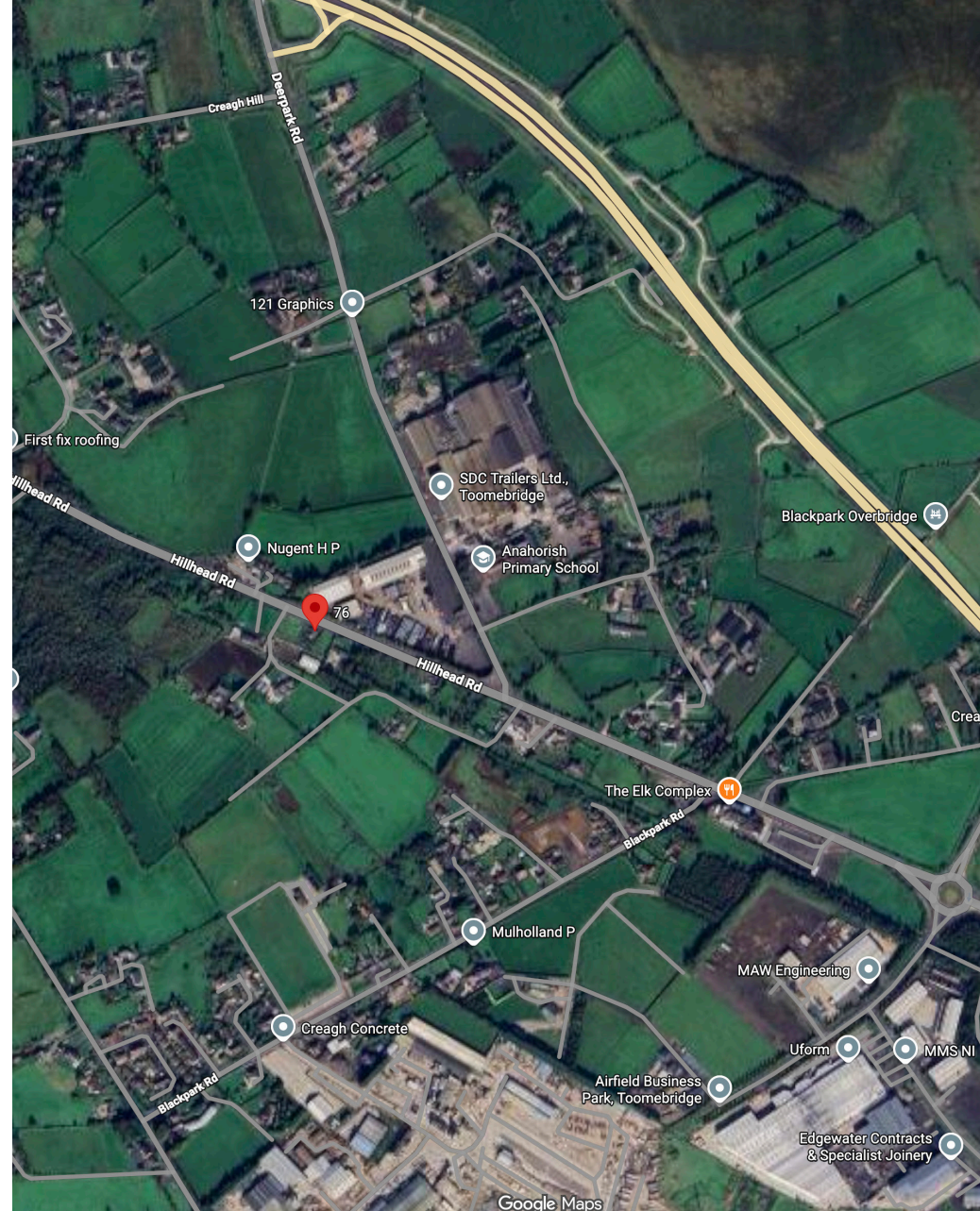
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LOCATION

Located just minutes from Toomebridge, this property enjoys a peaceful semi-rural setting while remaining close to local amenities, shops, cafés, and well-regarded schools. Hillhead Road is highly regarded for its tranquil surroundings and family-friendly atmosphere.

The nearby A6 offers excellent connectivity, with Belfast around 40 minutes away, Derry approximately 50 minutes, and easy access to Magherafelt, Ballymena, and Antrim. This location perfectly combines countryside tranquillity with convenience, making it ideal for families, commuters, or anyone seeking a high-quality home within reach of surrounding towns and key routes.



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