



**LAVERY
MITCHELL**

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76A Hillhead Road, Toomebridge, Co. Antrim, BT41 3SP

ASKING PRICE £399,950

- C. 2000 Sqft
- Alarm system & external security cameras
- A Rated PVC windows & Composite Doors
- 30m² Paved patio & tarmac driveway
- Bio-septic tank
- Oil fired under-floor heating throughout
- High electrical specification
- Weber/K-Rend exterior finish
- Detached garage (6.5m x 5.5m) with automated door
- £30,000 PC sum for purchaser finishes

A stunning new-build family home on the highly sought-after Hillhead Road in Toomebridge, this exceptional c.2,000 sq ft detached property combines contemporary design, generous space, and premium finishes throughout. With four well-proportioned bedrooms and two reception rooms, it offers an ideal blend of modern comfort, style, and practical family living.

Crafted by a respected local builder known for high-spec, hands-on workmanship, every element of the home has been completed to an exceptional standard. His reputation for quality is reflected in the durability, precision, and thoughtful design evident throughout.

Inside, bright interiors feature oak pre-finished doors, white MDF woodwork, and an oak handrail with white spindles. Neutral décor enhances the modern aesthetic and provides a perfect blank canvas for personalisation. Solid concrete first-floor construction and oil-fired underfloor heating throughout ensure lasting comfort, energy efficiency, and reduced running costs. A superior electrical specification, CCTV, and an alarm provide excellent security, complemented by A-rated PVC windows and composite external doors.

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

Externally, the home is finished in textured Weber/K Rend with low-maintenance flat concrete roof tiles and black PVC fascias for a contemporary façade. Outdoor features include a 30m² patio, tarmac driveway, rear timber fencing, estate railings with a planted hedgerow, and gardens top-soiled and laid in grass.

A standout highlight is the spacious 6.5m x 5.5m detached garage, ideal for parking, storage, hobby use, or a workshop, complete with an automated door—an upgrade rarely seen in comparable new-build homes. The property is served by a bio-septic tank for convenient, efficient waste management.

Altogether, this superb home offers comfort, practicality, and timeless modern elegance in a desirable semi-rural setting.

Open plan kitchen/living room/ dining room

33'5" x 12'11"

Bathroom

9'2" x 8'10"

Lounge

13'5" x 13'1"

Landing

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"

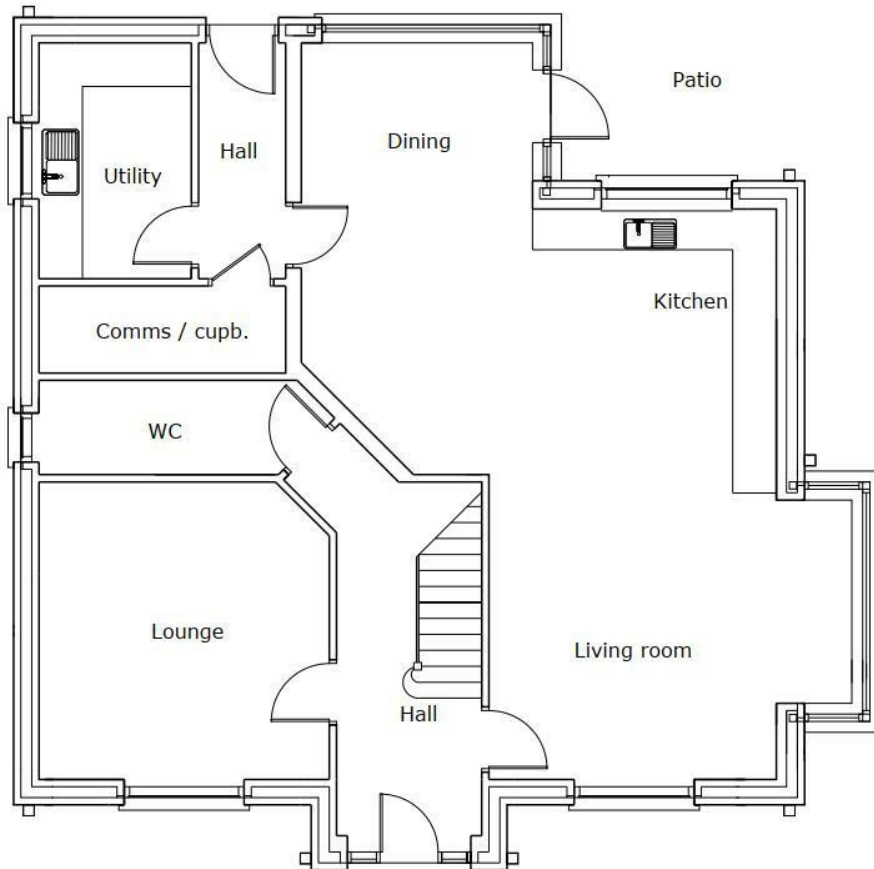
With ensuite & walk in wardrobe

Ensuite

10'9" x 3'3"

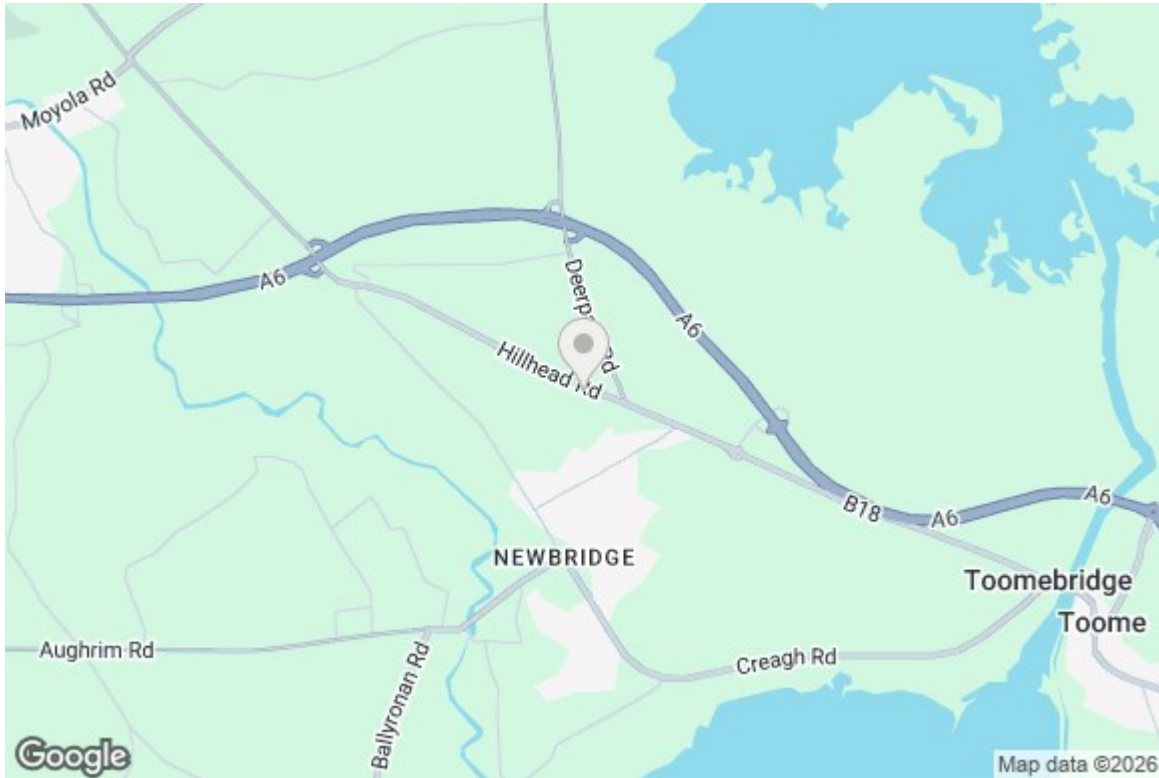
Hot press


3'3" x 3'3"



GROUND FLOOR PLAN.

TOTAL FLOOR AREA = 1997 SQ.FT.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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