

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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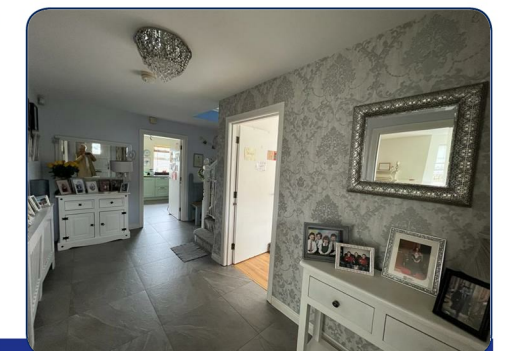
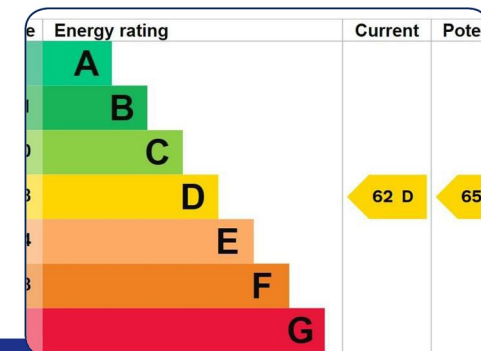
**Daniel Henry**  
ESTATE AGENTS

**£260,000**



**69 Copperthorpe, Drumahoe, BT47 3LT**

- DETACHED HOUSE
- 4 RECEPTION/5 BEDROOM
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- EXTENSIVE LAWNS TO SIDE AND REAR
- GRAVEL DRIVEWAY
- CUL-DE-SAC LOCATION
- EPC -



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**ACCOMMODATION**

**HALLWAY**

Having laminated wooden floor.

**GUEST WHB & WC**

Having tiled floor.

**FAMILY ROOM**

13'10" x 10'10" (4.22m x 3.30m)

Having laminated wooden floor.

**LOUNGE**

16'8" x 11'7" (5.08m x 3.53m)

Having fireplace, laminated wooden floor, double doors to Dining room.

**DINING ROOM**

11'3" x 10' (3.43m x 3.05m)

Having tiled floor, double doors to Sun room.

**SUN ROOM**

12'3" x 11'6" (3.73m x 3.51m)

Having tiled floor.

**KITCHEN**

14'2" x 11'2" (4.32m x 3.40m)

Having eye and low level units, Belfast sink set in granite worktop, hob, underoven, extractor hood, plumbed for dishwasher, tiled floor.

**UTILITY ROOM**

Having low level units, single drainer stainless steel sink unit with mixer taps, tiled floor.

**FIRST FLOOR**

**LANDING**

Having hotpress and wooden floor.

**MASTER BEDROOM**

14'11" x 11'4" (4.55m x 3.45m)

Having double doors leading to balcony.

**EN-SUITE**

Comprising tiled walk in shower, whb and wc, tiled floor.

**BEDROOM 2**

16'2" x 12' (4.93m x 3.66m)

Having laminated wooden floor.

**BEDROOM 3**

12' x 10'11" (3.66m x 3.33m)

Having laminated wooden floor.

**BEDROOM 4**

11'2" x 9'10" (3.40m x 3.00m)

Having laminated wooden floor.

**BATHROOM**

Comprising bath, walk in shower, whb and wc, tiled floor.

**SECOND FLOOR**

**LANDING**

Having built in wardrobe.

**BEDROOM 5**

18'5" x 16'9" (5.61m x 5.11m)

**DRESSING ROOM**

**EN-SUITE**

Comprising walk in shower, whb and wc.

**EXTERIOR FEATURES**

Spacious lawns to side and rear.

Enclosed to rear by fence and gate.

Paved patio area.

Gravel driveway.

**ESTIMATED ANNUAL RATES**

£1793.16 (MAY 2023)

