



## SAMPSON'S | Green

homepage  
online.co.uk

# 1 Sampsons Green

Sampsons Green  
LIMAVADY, BT49 9FE



Homepage Estate Agents are delighted to welcome this stunning 4 bedroom family home.

This beautiful detached 'Ex Show Home' offers spacious living accommodation with designer kitchen, open plan living / dining, feature vaulted ceilings, wood burning stove to living room, enclosed rear garden, tarmac driveway, paved patio area and a bespoke summer house / home office.

This modern family home is finished to an exceptional standard throughout with quality finishes and excellent workmanship. This property offers generous living and bedroom space, perfectly suited to family life.

The chalet bungalow style benefits from 2 bedrooms and 2 bathrooms on the ground floor, with a further 2 large bedrooms and family bathroom on the first floor.

Ideally situated just off Walworth Road, 3 miles from Limavady on the Main A2 road between Derry / Londonderry and Coleraine. Sampsons Green occupies a magnificent setting giving commuter convenience but in a beautiful rural setting.

**Offers around £295,000**

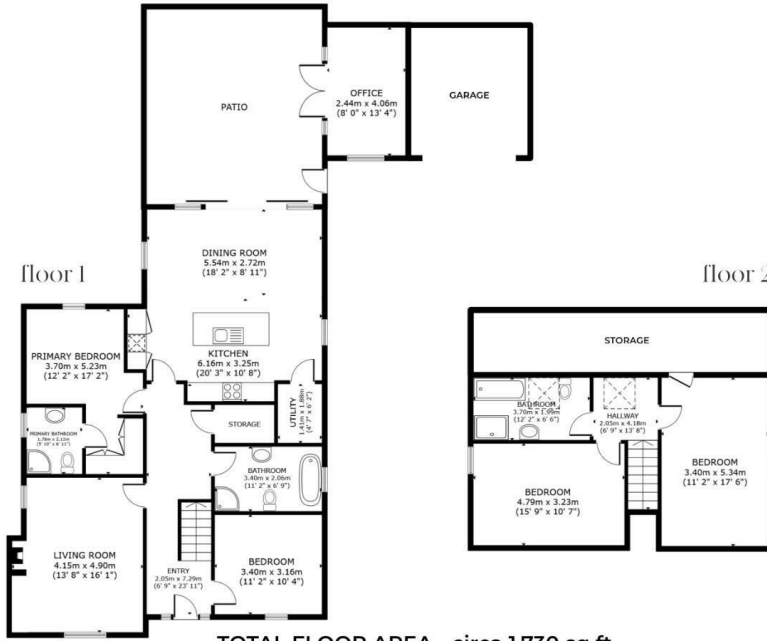
### Viewing

Please contact our Homepage NI Office on 08000465102 if you wish to arrange a viewing appointment for this property or require further information.

- 4 BEDROOM DETACHED LARGE FAMILY HOME
- CHALET BUNGALOW
- 3 BATHROOMS
- 2 BEDROOMS ON GROUND FLOOR
- 2 LARGE BEDROOMS ON FIRST FLOOR
- 1,730 SQ FT
- EX SHOW HOME WITH STUNNING SPECIFICATION
- BESPOKE SUMMER ROOM / HOME OFFICE
- LARGE PRIVATE SITE
- SOUGHT AFTER LOCATION

# 1 Sampsons Green

BALLYKELLY



**TOTAL FLOOR AREA - circa 1,730 sq ft**

This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and measurements are approximate.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Northern Ireland</b>		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Homepage Estate Agents  
 Tel: 08000465102 | Email: info@clickhomepage.online  
 www.clickhomepage.online

