



## 10 Willow Way Derry, BT48 0TA



FORMER SHOWHOME FOR SALE INCLUDING ALL FIXTURES / FITTINGS & FURNITURE

Homepage Estate Agents are delighted to offer this exceptional 4 bedroom detached home, within the much sought after Willow Way Development just off the Buncrana Road, Derry.

Experience the pinnacle of contemporary living in this four-bedroom show home at Willow Way. Crafted by Braidwater Limited, this remarkable property is a fully furnished new home and includes all fixtures and fittings, making it perfect for immediate move-in.



With high quality designer specification, this home provides unmatched comfort and style.

**Asking price £350,000**

### Viewing

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

- **\*\* ALL FIXINGS / FURNITURE INCLUDED \*\***
- **FORMER SHOW HOUSE**
- **4 BEDROOM FAMILY HOME**
- **3 BATHROOMS**
- **LUXURIOUS UPGRADES INCLUDED**
- **EXCELLENT STORAGE**
- **HIGH ENERGY RATING**
- **MAINS GAS HEATING**
- **SOUGHT AFTER LOCATION**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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