

32 Bushfield Mill, Park BT47 4UQ

Loft: Attic space is partially floored and has a fitted loft ladder.

Detached Garage: 20'1 x 12' Shelved work area with work bench, lights and power points, roller shutter door and pedestrian access door, attic space fully floored and fitted loft ladder.

Exterior: Spacious garden area to front and rear laid in lawn, paved private patio area to the rear, tarmaced driveway providing off-road parking, boundaries formed by timber fences.



P. McDermott

PROPERTY & MORTGAGES



**32 BUSHFIELD MILL,
PARK, CLAUDY BT47 4UQ**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	66 D
39-54	E		
21-38	F		
1-20	G		

This is an excellent detached family home located in the scenic village of Park, only 10 minutes from Claudy and 20 minutes from Derry. Nestling in the heart of the Sperrins, accommodation boasts 2 receptions, open plan kitchen/dining area, 4 bedrooms and 3 bathrooms. Outside there is a detached garage, spacious tarmac driveway and well maintained gardens which surround the property. There is also a private patio area which provides the perfect place to relax after a long day!

Additional Features:

- Large Detached Family Home
- 4 Bedrooms, 2 Receptions, 3 Bathrooms
- Detached Garage
- Spacious Gardens
- Scenic Location Only 20 Minutes from Derry

PRICE: OFFER AROUND £189,950

VIEWING: BY APPOINTMENT THROUGH AGENT

P. McDermott Property & Mortgages

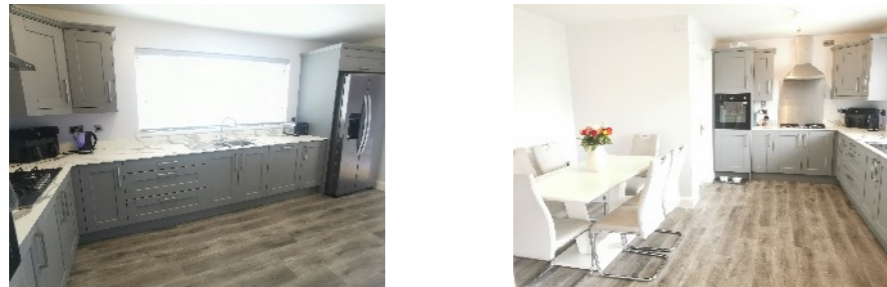
130 Main Street | Dungiven | Co. Derry BT47 4LG
Telephone: 028 7774 0100 Email: pmcdprops@gmail.com

Entrance Hall: Bright spacious entrance hall, hardwood front door and side light, carpet.

Living Room: 19'4 x 12'11 Feature open fire with cast iron inset and tiled hearth, double aspect, carpet, TV points, vertical blinds.



Kitchen/Dining: 16'5 x 13'9 Excellent range of eye and low level fitted kitchen units in a contemporary style finish with contrasting work tops and upstand. 1½ bowl stainless steel sink with mixer taps, 5 ring 'Indesit' gas hob, eye level integrated oven, 'Kenwood' American style fridge freezer, 'Indesit' integrated dishwasher, cushion flooring. Horizontal blinds, LED down Lighters.



Sitting Room: 13'4 x 10'9 Laminate wooden floor. Patio doors leading to rear patio area.



Ground Floor WC: 7'1 x 2'8 Low flush wc, contemporary style wash hand basin with mixer taps and vanity unit, cushion flooring, roller blinds.

Utility Room: 9'9 x 6'3 Range of eye and low level fitted kitchen units, stainless steel sink with mixer taps, plumbed for washing machine, uPVC back door, vertical blinds, cushion flooring.

1st Floor: Carpet to stairs and landing, shelved hot press.

Master Bedroom: 13' x 9'9 Laminate wooden floor. Vertical blinds.

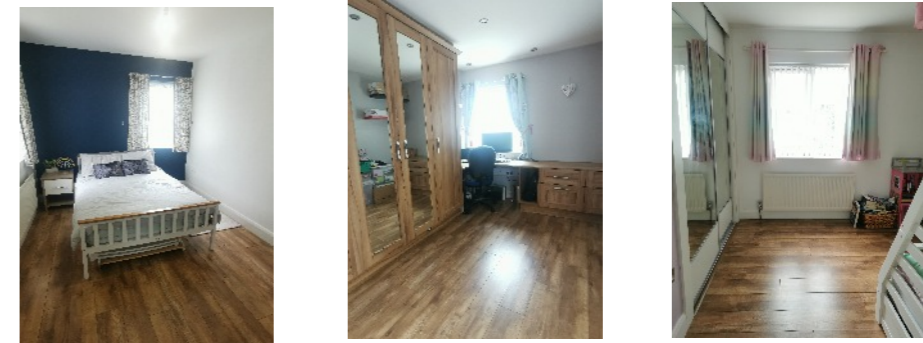


En Suite: 8'8 x 3'2 Low flush wc, pedestal wash hand basin, electric shower with glazed shower door, walls fully tiled and floor tiled.

Bedroom 2: 12'11 x 9'3 Dual aspect, laminate wooden floor, vertical blinds.

Bedroom 3: 12'11 x 9'4 Range of fitted bedroom furniture and office furniture, laminate wooden floor, vertical blinds, down lighters, dual aspect.

Bedroom 4: 11' x 10'9 Range of fitted mirrored slide-robos, laminate wooden floor, vertical blinds.



Main Bathroom: 8'8 x 6'9 Suite includes low flush wc, jacuzzi bath, wash hand basin with vanity unit, mains power shower with glazed shower enclosure, walls fully tiled, floor tiled, roller blind, down lighters.

