



5 Darleen Park, Culmore Road, Derry, BT48 8DT

Asking Price £795,000

- 5 Bedroom Detached Home
- Garage and Machinery Shed
- Security alarm system
- Dual Heating
- Recently refurbished
- Beam vacuum system

5 Darleen Park, Derry BT48 8DT

Welcome to this stunning detached house located in the highly sought after Darleen Park on Culmore Road in Derry. This spacious property boasts 3 reception rooms and 5 generously sized bedrooms, offering ample space for a growing family or those who love to entertain guests.

With 2 bathrooms, parking for up to 7 vehicles, and a total of 3,000 sq ft of living space, this property provides both comfort and convenience. The dual heating system ensures that you'll stay warm and cosy during the colder months, while the recent refurbishment adds a modern touch to the home.

Built between 1990-1999, this house combines the charm of a well-established property with the benefits of modern amenities. The excellent location of Darleen Park offers a peaceful retreat from the hustle and bustle of city life, yet it is still within easy reach of local amenities and transport links.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the beauty and potential this property has to offer.



Council Tax Band: Northern Ireland



ENTRANCE & HALLWAY

Stepping into the property you will be welcomed by a stunning red brick, fully tiled porch and a solid wood front door. The hallway and bright and spacious with a tiled floor

STUDY/BEDROOM 1

11'1" x 9'2"

Currently being used as a childrens playroom, bedroom one greets you from the hallway as a bright, well sized double bedroom with solid wood flooring.

RECEPTION 1

13'9" x 21'3"

A tastefully decorated living area comprising of solid wide board wood flooring, modern wall paneling and a recessed solid fuel store surrounded by a stunning granite slab heart. Leading off the living area are double doors taking you to the patio and garden.

DINING ROOM

18'0" x 11'5"

Leading in through stunning double doors, we have another solid wide board wood floor

KITCHEN

15'5" x 18'0"

High and low solid wood kitchen cabinets with granite worktop, 1.5 stainless steel tub and sink accompanied by a granite draining area, gas and electric hob and oven (rangemaster) with a black stainless steel extractor above. In the centre of you kitchen you will benefit from a beautifully place granite island with storage. Integrated into the kitchen there is a dishwasher and washing machine as well as a large american style fridge freezer. The kitchen is fully tiled to a high standard

BACK PORCH

PVC door and fully tiled floor which leads onto a brick driveway

RECEPTION 2

13'9" x 16'4"

Laminate flooring, solid fuel fire with back boiler, sandstone surround and granite inlay and hearth

DOWNSTAIRS CLOAKS

Laminate flooring, cloakroom, downstairs WC LFWC, pedestal wash basin, tongue and groove & wainscoting.

HALLWAY & LANDING

Brand new carpet on landing, solid oak staircase, large storage area/linen cupboard with attic access.

BEDROOM 2

19'0" x 10'9"

Generously sized ensuite bedroom with a new carpet, walk-in eves storage, secondary glazing. Ensuite is comprised of LFWC, pedestal wash hand basin, corner shower with rainfall attachment (mains), PVC paneling, resessed lighting and wood panelling.

BEDROOM 3

11'1" x 10'9"

Laminate flooring, built in wardrobes, generous double room

BATHROOM

Laminate flooring, rainfall shower with PVC paneling, recessed lighting, free standing tub and mixer tap, wood paneling on walls, pedestal wash hand basin,

BEDROOM 4

9'2" x 17'0"

Built in wardrobes, laminate flooring

BEDROOM 5

11'1" x 12'9"

Double room with built in robes and laminate flooring

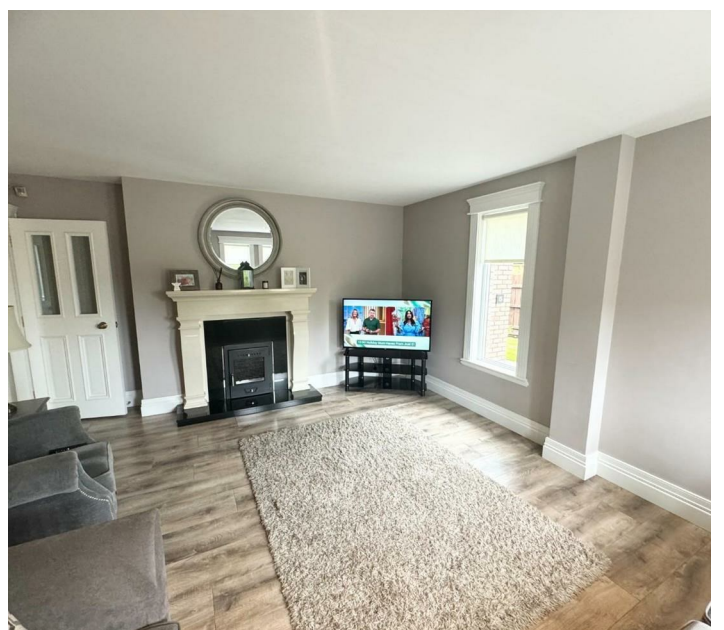
GARDEN & OUTDOORS

Front, side and rear gardens with a generous patio/decking area.

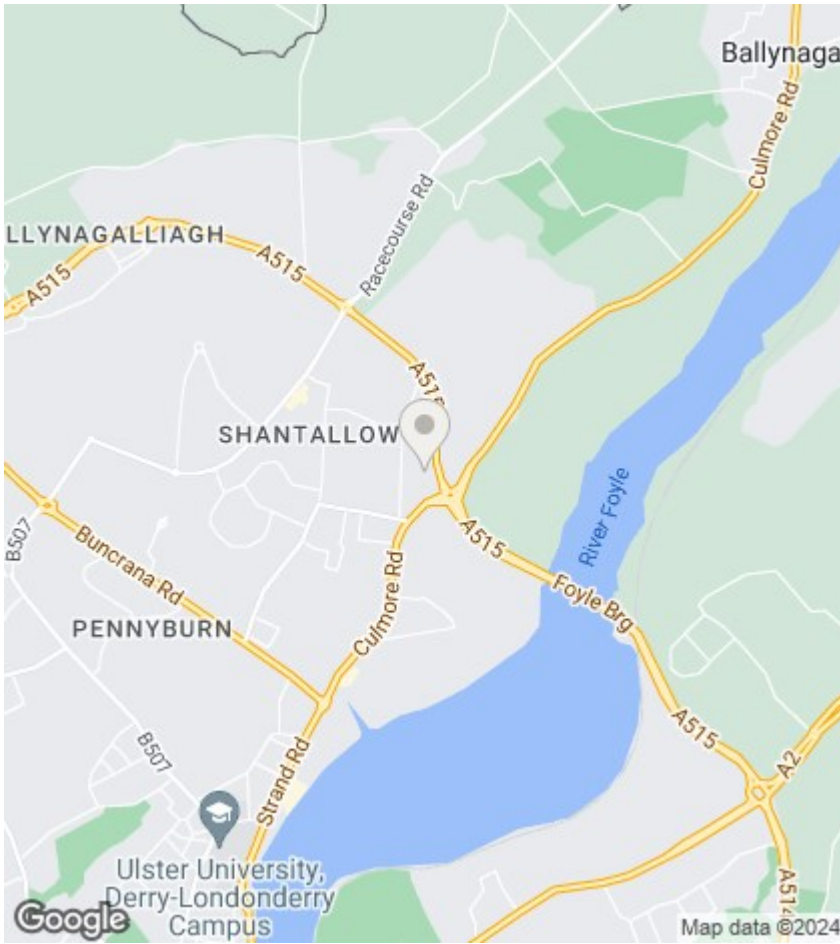
GARAGE

19'4" x 15'5"

Generous garage with a remote controlled roller door and side door, beam vaccum system, attic storage and ladder. Smaller back garage is situated behind the main garage for storage, also with a roller door (6x4m)







Directions

Viewings

Viewings by arrangement only. Call 02871262366 to make an appointment.

EPC Rating:

| 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 | |