

21 Derrygarve Park, Magherafelt, Castledawson, BT45 8EZ



Asking Price £445,000

We are delighted to offer the opportunity to purchase a luxury detached four bedroom new build home in the much sought after location of Derrygarve Park.

Close to both the the A6 and M2 motorways and the local and picturesque towns of Castledawson and Magherafelt making this an ideal location to commute and wind down.

With accommodation extending to 2,125 sq ft this beautiful home offers four well proportioned bedrooms / one with a walk in dressing room and one with an ensuite.

Also featuring an open plan Kitchen/Living/Dining, second reception room and a home office/snug/playroom to the ground floor presenting ample space for the majority of discerning purchasers.

Externally the property is finished with a tarmac driveway, metal estate railings with entrance pillars to the front, paved patio and pathways with sewed lawns.

A detached double garage will be provided with an electric roller door.

With a generous PC sum of £35,000 and a 10 Year global Homes Warranty you will have the opportunity to have your dream home finished to the highest of standards.

Early viewing is strongly recommended

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BT39 9AA
Tel: (028) 9334 0726

Glengormley
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BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Stunning new build property with detached double garage
- Prime rural location with peaceful surroundings yet still convenient to local towns and commutes
- 10 Year Global Home Warranty and built to the highest of standards
- Oil fired central heating
- Under floor heating to both Ground floor and First floor
- Mains sewer connection
- PVC double glazed windows and composite external doors
- Generous PC sum of £35,000
- Perfect for a growing family and those who wish to entertain
- Early viewing is strongly recommended

ACCOMMODATION

INTERNAL SPECIFICATION

- Modern Oak doors
- MDF Skirtings, Architraves with hockey stick
- Generous electrical spec to include recessed low voltage downlights, USB sockets and Cat 5/6 cabling
- Alarm and CCTV system included
- Solid concrete floors to first floor
- Beautiful Oak staircase with glass balustrading
- Internal decoration to walls, ceiling and woodwork. (White only)

EXTERNAL SPECIFICATION

- Entrance pillars with tarmac drive and pathways.
- White smooth Weber Render with stone illustration to selected areas
- Metal estate railings to front road elevation
- Paved patio area and pathways, Approx. 50m sq.
- All lawns sowed in grass
- EV charging port to garage
- Electric roller garage door

ENTRANCE HALLWAY

22'3" x 5'10" (6.8 x 1.8)

GROUND FLOOR WC

6'6" x 5'10" (2 x 1.8)

STUDY

12'9" x 7'10" (3.9 x 2.4)

LOUNGE

14'9" x 13'9" (4.5 x 4.2)

KITCHEN / DINING / LIVING

28'6" x 12'5" (8.7 x 3.8)

UTILITY

10'5" x 6'10" (3.2 x 2.1)

COMMS CUPBOARD

5'10" x 3'7" (1.8 x 1.1)

FIRST FLOOR:

MASTER BEDROOM

14'5" x 12'9" (4.4 x 3.9)

ENSUITE

7'2" x 6'6" (2.2 x 2)

BATHROOM

10'5" x 6'10" (3.2 x 2.1)

BEDROOM 2

12'9" x 9'2" (3.9 x 2.8)

BEDROOM 3

13'9" x 12'5" (4.2 x 3.8)

ENSUITE

9'6" x 3'7" (2.9 x 1.1)

CUPBOARD

4'7" x 3'11" (1.4 x 1.2)

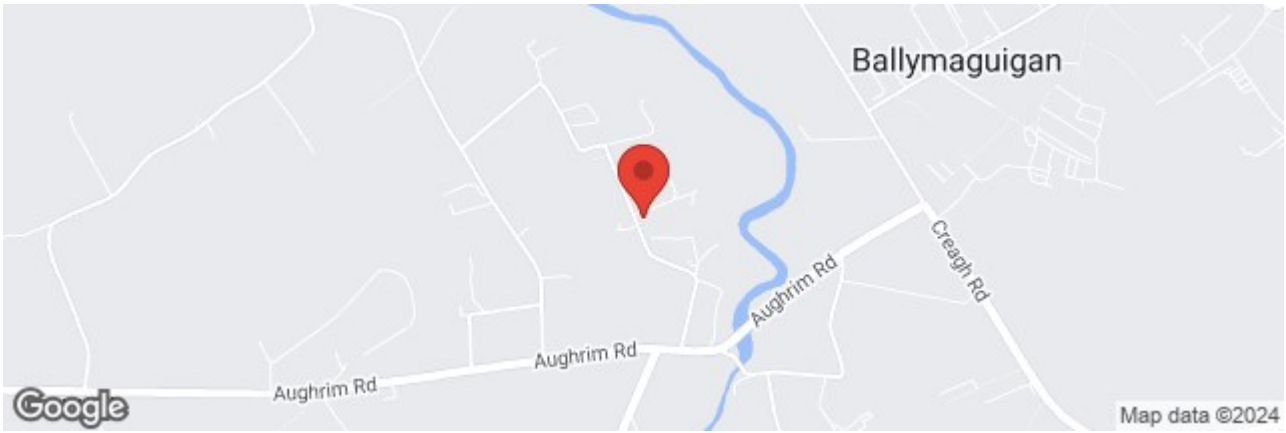
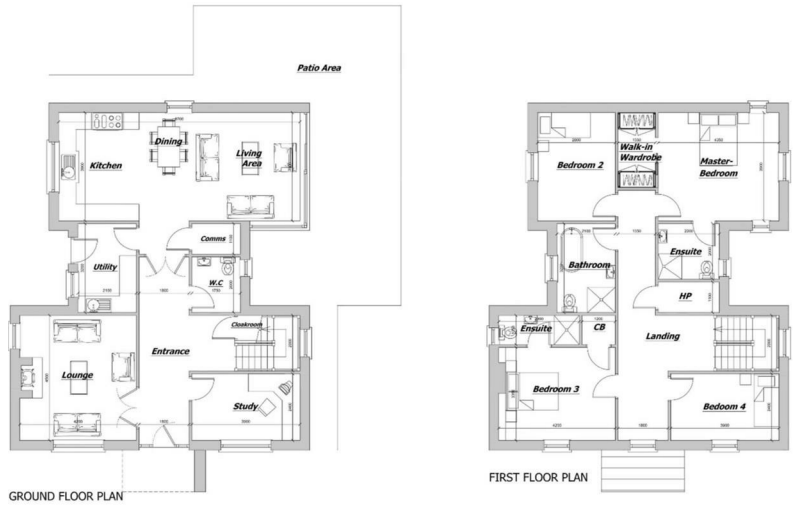
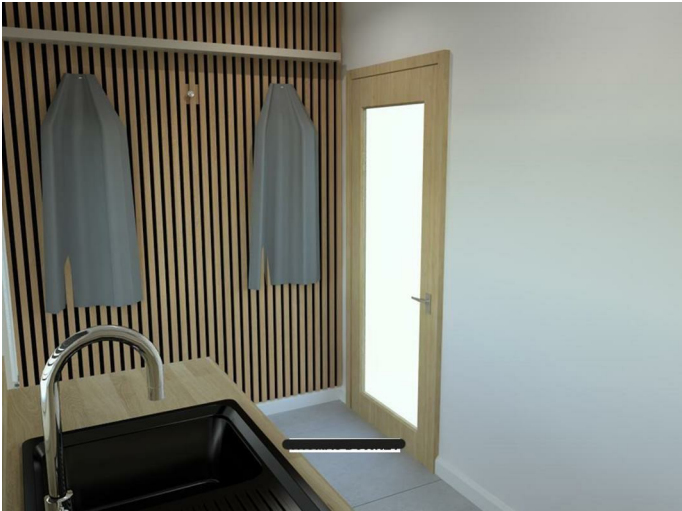
BEDROOM 4

12'9" x 7'10" (3.9 x 2.4)

**IMPORTANT NOTE TO ALL POTENTIAL
PURCHASERS;**

Please note, images are illustrative purposes only.





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12 Church Street, Antrim, Co. Antrim, BT41 4BA
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