



## 3 Gortnessy Meadows Derry / Londonderry, BT47 3FW



Homepage Estate Agents are delighted to welcome this stunning 5 bedroom family home in the sought after Gortnessy Meadows Development.

Boasting an elevated site and enjoying fabulous countryside views, this fabulous family home extends to circa 1,800 sq ft with some stunning internal features.

The accommodation comprises an inviting reception hall with contemporary flooring, the living room offers stunning views to the front and a wood-burning stove ensuring a warm and relaxing atmosphere. The magnificent open plan kitchen / dining with a separate utility room features a range of integrated appliances and feature centre island. This Chalet Bungalow style has 3 generous double bedrooms, master ensuite and family bathroom on the ground floor.

On the first floor there is a hotpress and 2 large bedrooms with wooden floor throughout, each with their own shower room and full length built in storage with vanity unit. Conveniently located just minutes from the city, Gortnessy Meadows offers the ideal balance of city access and a peaceful rural setting.

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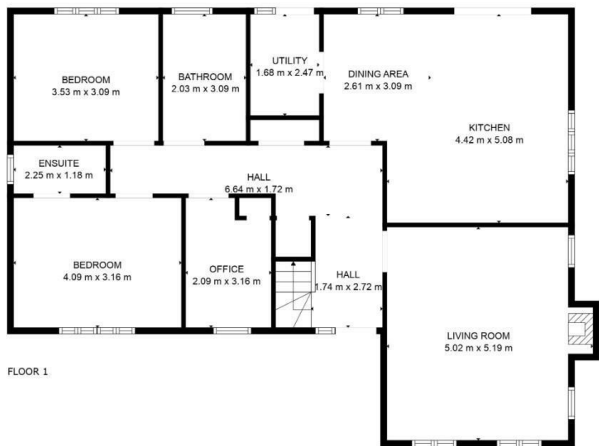
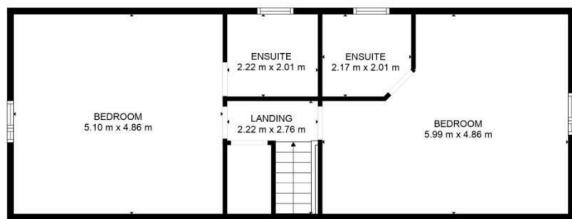
### Offers over £349,950

#### Viewing

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

- DETACHED 5 BED CHALET BUNGALOW
- 3 BEDROOMS (INC MASTER) TO GROUND FLOOR
- 2 EN-SUITE BEDROOMS TO FIRST FLOOR
- GENEROUS LIVING ROOM WITH SOLID FUEL STOVE
- CONTEMPORARY KITCHEN WITH ISLAND & INTEGRATED APPLIANCES
- MODERN FAMILY BATHROOM LOCATED ON THE GROUND FLOOR
- OIL-FIRED CENTRAL HEATING & PVC DOUBLE-GLAZED WINDOWS
- PRIVATE REAR GARDEN AND TARMAC DRIVEWAY WITH AMPLE PARKING
- BREATHTAKING VIEWS OF THE SURROUNDING COUNTRYSIDE
- SUPERB FINISHES THROUGHOUT

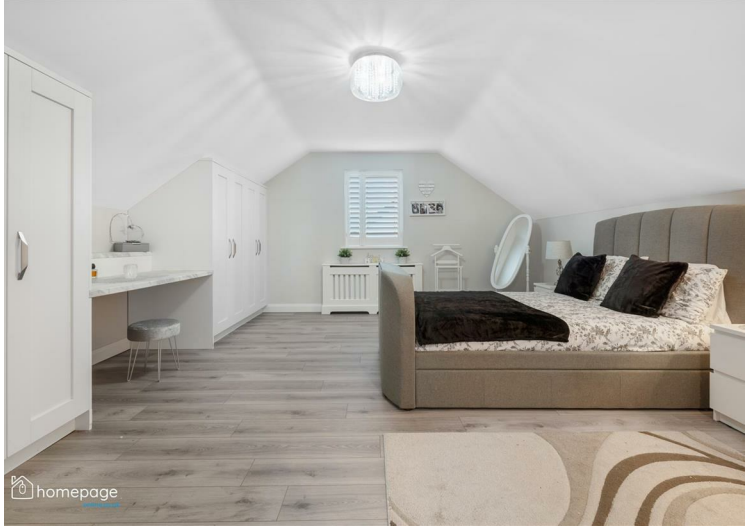
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This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and measurements are approximate.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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

