



7 Sycamore Heights Park Village , BT47 4BW



Homepage Estate Agents are delighted to present this exceptional opportunity to acquire a truly unique property in the ever popular Sycamore Heights development in Park Village.

This detached family home is set on a large private site providing a bright and spacious layout across this modern internal design.

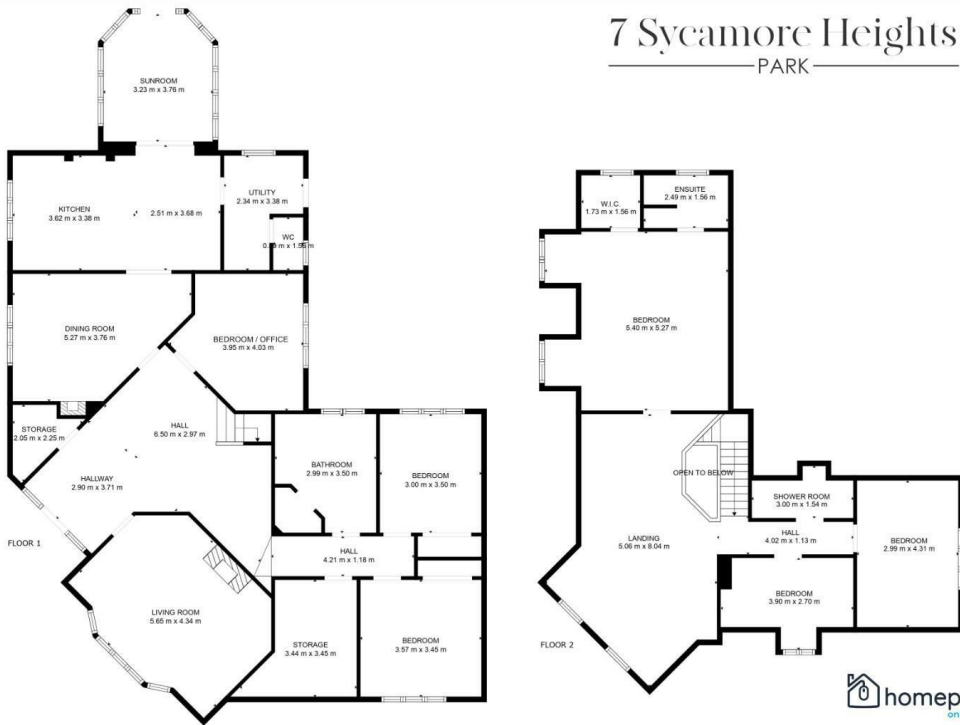
Extending to circa 3,075 sq ft, this deceptively spacious property is presented in very high standard throughout, and the expansive layout benefits from a beautiful country style kitchen, sun room, large utility area, 2 double bedrooms, family bathroom and an additional bedroom / generous home office on the ground floor.

The first floor layout includes a feature landing, large master suite with walk in wardrobe and ensuite, and 2 further generous bedrooms with a shower room.

Externally the property benefits from a superb site laid out in lawns and shrubbery, enclosed by mature hedgerows, trees and decorative stone wall. There is ample parking to the front and side leading to the detached garage. There is a large paved patio area to the rear leading from the sun room.

- LARGE DETACHED FAMILY HOME
- 5 BEDROOMS
- CIRCA 3,075 SQ FT
- 4 RECEPTION ROOMS
- 4 BATHROOMS
- OPEN FIRE TO 2 RECEPTION ROOMS
- STUNNING FINISHES THROUGHOUT
- OFCH
- LARGE SITE WITH DETACHED GARAGE
- SOUGHT AFTER LOCATION

7 Sycamore Heights —PARK—



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) 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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Northern Ireland

EU Directive 2002/91/EC



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