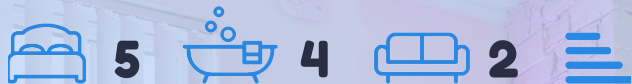




## 4 Harvest Meadows Derry / Londonderry, BT47 3FB



Homepage are delighted to present this five bedroom detached family home, conveniently located in the quiet Harvest Meadows development, just outside Greysteel.

This beautiful detached property is presented in a high standard throughout with a spacious entrance hall, lounge, spacious kitchen/dining area, sun-room, bedroom / office, utility room, WC and wet-room style shower on the ground floor with ample storage, five well-proportioned bedrooms (with master ensuite) and large family bathroom on the first floor.

The versatile layout of this house offers a 6 bedroom home with a downstairs bedroom, or 5 bedrooms and a home office.

Positioned on a generous plot, this property further benefits from a large driveway to the front with a private large concrete yard to the rear.

Offering excellent living accommodation and exceptional condition internally, this beautiful family home will appeal to a wide range of buyers.

**Offers over £214,950**

### Viewing

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

- LARGE DETACHED FAMILY HOME
- 5 LARGE BEDROOMS
- 4 BATHROOMS
- DOWNSTAIRS BEDROOM
- DOWNSTAIRS WET ROOM
- OPEN PLAN KITCHEN / DINING
- 2 RECEPTION ROOMS
- CIRCA 2,100 SQ FT
- OPEN FIRE
- LARGE SITE AND REAR YARD



### 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		

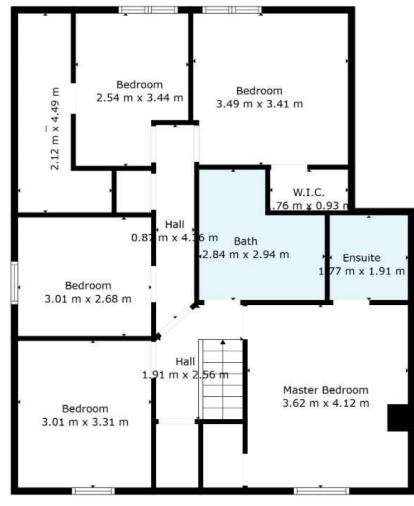
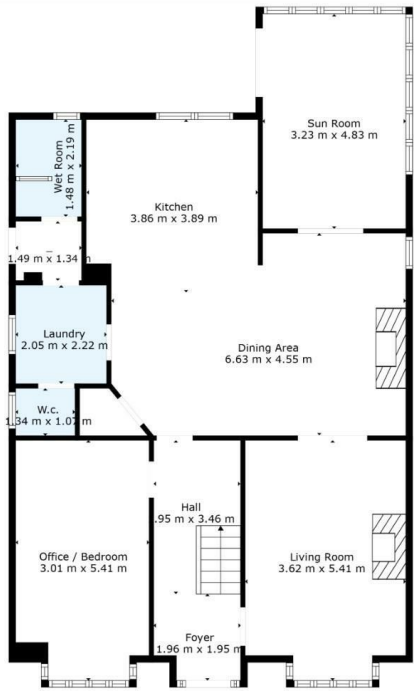
**Northern Ireland** EU Directive 2002/91/EC

### 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		

**Northern Ireland** EU Directive 2002/91/EC

## 1 Harvest Meadows GREYSTEEL



**CIRCA 2,100 SQ FT**



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.

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