








# 6 bedroom detached house for sale, Groarty Road, Derry BT48 (4950 GBP)



Location **Northern Ireland, County Londonderry**  
<https://www.freedasz.co.uk/x-164340-z>

Ground Floor Large Vestible Porch With double entrance doors, walls partially wood panelled, ceiling corning and centre rose, tiled floor, double doors with feature stained glass leading to hallway Hallway With centre staircase, walls partially wood panelled, ceiling corning, recessed lighting, understair storage, walk in cloakroom with tiled floor Lounge 20'7" x 17'5" (6.27m x 5.31m) Dual aspect, sandstone fireplace and hearth, centre rose Family Room 20'6" x 15'4" (6.25m x 4.67m) Triple aspect, sandstone fireplace and hearth, centre rose, double patio doors, wall lights, double doors with feature stain glass leading to kitchen Dining Room 20'6" x 17'5" (6.25m x 5.31m) (into alcove) Triple aspect, stone fireplace and hearth with ornate over mantle, double patio doors, centre rose Kitchen/Dining 20'5" x 15'4" (6.22m x 4.67m) Fitted with eye and low level units, free standing dressers with open display shelves, 1 1/2 stainless steel sink unit with mixer tap, large 4 oven Aga, walk in larder with light, granite worktop, tiled floor, archway to family area Family Area 16'0" x 13'3" (4.88m x 4.04m) Tall sandstone fireplace with slate hearth, Barbas woodburning stove, centre rose, tiled floor, double doors to sun room Sun Room 20'7" x 12'7" (6.27m x 3.84m) Tall sandstone fireplace with woodburning stove, walls partially wood panelled, ceiling beams, tiled floor, wall lights Utility Room 13'4" x 11'8" (4.06m x 3.56m) Low level units, 1 1/2 stainless steel sink unit with mixer tap, stainless steel shelving, granite worktop, ceiling rose, tiled floor Rear Hallway With tiled floor Laundry Room 14'10" x 8'0" (4.52m x 2.44m) With tiled floor, second staircase to first floor Downstairs WC WC and wash hand basin set in vanity unit, tiled floor First Floor Spacious Landing With recessed lighting, walk in hotpress with lighting Master Bedroom 20'7" x 13'5" (6.27m x 4.09m) (to widest points) Wooden floor, dual aspect, two sets of sliderobes, wooden floor Ensuite 8'3" x 8'1" (2.51m x 2.46m) (to widest points) Walk in electric shower, wash hand basin set in vanity unit, WC Bedroom 315'4" x 12'1" (4.67m x 3.68m) (to widest points) Double built in wardrobe, wooden floor Bedroom 417'11" x 9'0" (5.46m x 2.74m) (to widest points) Wooden floor, storage cupboard Bedroom 514'4" x 13'3" (4.37m x 4.04m) (to widest points) Dual aspect, wooden floor, built in wardrobe Bedroom 612'10" x 12'4" (3.91m x 3.76m) (to widest points) Built in wardrobe, wooden floor Bedroom 220'7" x 14'10" (6.27m x 4.52m) (to widest points) Dual aspect, built in wardrobes, wooden floor Ensuite 8'2" x 8'2" (2.49m x 2.49m) (to widest points) Fully tiled walk in shower, wash hand basin set in vanity unit, WC Bathroom 9'11" x 8'1" (3.02m x 2.46m) Fitted with Jacuzzi bath, old fashioned wash hand basin, WC, fully tiled walk in electric shower Exterior Features Integral Double Garage 33'11" x 23'3" (10.34m x 7.09m) Double doors and windows Garden to front and laid in lawn Stone wall and entrance pillars Brick pavior driveway with extensive parking facilities Large garden to side with provision for full size tennis

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