

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



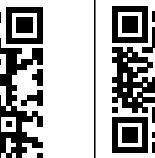
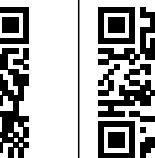
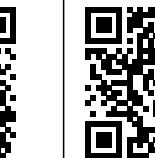
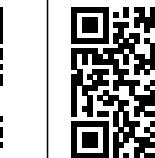
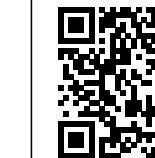
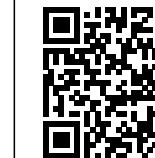
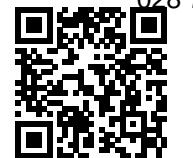
Location

Northern Ireland, County Londonderry

<https://www.freeadsz.co.uk/x-164340-z>

Ground Floor
 Large Vestible Porch
 With double entrance doors, walls partially wood panelled, ceiling cornicing and centre rose, tiled floor, double doors with feature stained glass leading to hallway
 Hallway
 With centre staircase, walls partially wood panelled, ceiling cornicing, 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
 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

028 7115 0885



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